

**KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 2.000 ACRE PARCEL  
FOR BRETT & BRAD MANNS**

Being a parcel of land situated in part of the Northeast Quarter of Section 24 T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found wood post marking the East Quarter Post of said Section 24 and referenced by a found iron rod situated S 00° 23' 16" W a distance of 1.86 feet;

thence N 00° 46' 56" E along the east line of said Section 24 a distance of 197.37 feet to a found MAG nail marking the southeast corner of a parcel of land now or currently owned by D. Wheeler, Etux. passing a found iron rod a distance of 171.72 feet;

thence N 89° 25' 15" W along the south line of said Wheeler parcel a distance of 117.93 feet to a found MAG nail referenced by a found iron rod situated N 61° 43' 54" W a distance of 61.92 feet;

thence S 87° 15' 26" W along the south line of said Wheeler parcel a distance of 54.90 feet to a found MAG nail marking the southwest corner of said Wheeler parcel and being the **POINT OF BEGINNING** of the hereinafter described parcel referenced by a found iron rod situated N 00° 32' 32" E a distance of 31.95 feet;

thence S 00° 32' 32" W a distance of 3.11 feet to a point marking the centerline of State Highway 103 referenced by a found iron rod situated N 00° 32' 32" E a distance of 35.06 feet;

thence S 86° 30' 08" W along the centerline of said State Highway 103 a distance of 45.27 feet to a found MAG nail, referenced by a found iron rod situated N 50° 16' 41" E a distance of 59.18 feet;

thence along said centerline an arc distance of 187.50 feet on a curve to the left having a radius of 716.20 feet, a chord distance of 186.97 feet and a chord bearing of S 79° 00' 08" W to a found MAG nail referenced by a set iron rod situated N 58° 44' 08" W a distance of 92.90 feet;

thence S 71° 30' 08" W along said centerline a distance of 84.48 feet to a set MAG nail;

thence N 00° 32' 32" E a distance of 307.78 feet to a set iron rod, passing a set iron rod a distance of 75.02 feet;

thence N 83° 48' 42" E a distance of 310.35 feet to a set iron rod marking the west line of said Wheeler parcel;

thence S 00° 32' 32" W along said line a distance of 272.89 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 240.94 feet.

Containing in all 2,000 acres of land, more or less, of which 0.405 acre, more or less, is currently contained within highway right-of-ways. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement **only**.

All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in August 2016.

Prior Deed References – OR 223, Page 1260

16100-S



PT: 1 N: 0.0000 E: 0.0000  
S86°30'08"W DIST: 45.27  
PT: 2 N: -2.7619 E: -45.1857  
S79°00'08"W DIST: 186.97  
PT: 3 N: -38.4304 E: -228.7219  
S71°30'08"W DIST: 84.48  
PT: 4 N: -65.2331 E: -308.8373  
N0°32'32"E DIST: 307.78  
PT: 5 N: 242.5331 E: -305.9247  
N83°48'42"E DIST: 310.35  
PT: 6 N: 275.9878 E: 2.6169  
S0°32'32"W DIST: 276.00  
PT: 7 N: 0.0002 E: 0.0050

CLOSING BEARING/DISTANCE: S87°37'39"W DIST: 0.0050

MISCLOSURE: N: 0.0002 E: 0.0050

AREA: 2.000 ACRES



REFERENCE SURVEY VOL. B  
PAGE 159 IN THE TAX MAP OFFICE