

KOEHLER SURVEYING, INC.
P.O. BOX 28
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(419) 294-5388

**LEGAL DESCRIPTION OF A 5.355 ACRE PARCEL
FOR ROGER BOWEN**

Being a parcel of land situated in part of the Southwest Quarter of Section 19, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the center of said Section 19;

thence on an assumed bearing of S 00° 07' 17" W along the north-south half section line of said Section 19 and the current corporation line of the City of Upper Sandusky a distance of 655.00 feet to a found iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a found iron rod a distance of 20.00 feet;

thence continuing S 00° 07' 17" W along the north-south half section line of said Section 19 a distance of 175.00 feet to a set iron rod;

thence S 89° 32' 27" W on a line a distance of 1305.35 feet to a set MAG nail marking the centerline of State Highway 199 (aka Warpole Street), passing a set iron rod for reference a distance of 1258.29; ✓ *feet LB/122*

thence N 17° 27' 37" W along the centerline of said State Highway 199 (aka Warpole Street) a distance of 182.99 feet to a found MAG nail marking the south line of a parcel of land now or formerly owned by G. & B. Group, said line also being the current corporation line of the City of Upper Sandusky, referenced by a found iron rod situated N 89° 32' 27" E a distance of 47.06 feet;

thence N 89° 32' 27" E along the south line of said G. & B. Group parcel and the current corporation line of the City of Upper Sandusky a distance of 1360.63 feet to the **POINT OF BEGINNING**, passing said found iron rod a distance of 47.06 feet, also passing found iron rods at distances of 443.28 feet and 717.69 feet respectively.

Containing in all 5.355 acres of land, more or less, of which 0.189 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 December 2016.

16164-S

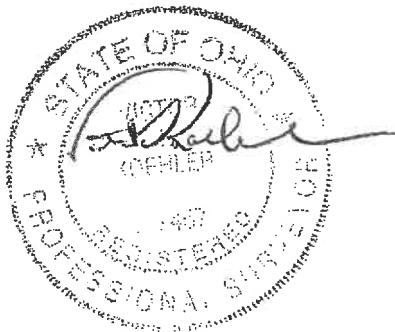


PT: 1 N: 0.0000 E: 0.0000
S0°07'17"W DIST: 175.00
PT: 2 N: -174.9996 E: -0.3708
S89°32'27"W DIST: 1305.35
PT: 3 N: -185.4605 E: -1305.6788
N17°27'37"W DIST: 182.99
PT: 4 N: -10.9018 E: -1360.5840
N89°32'27"E DIST: 1360.63
PT: 5 N: 0.0022 E: 0.0023

CLOSING BEARING/DISTANCE: S46°49'44"W DIST: 0.0032

MISCLOSURE: N: 0.0022 E: 0.0023

AREA: 5.355 ACRES



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165
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2016