

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

**LEGAL DESCRIPTION OF A 0.036 ACRE PARCEL
FOR TERESA LANDOLL HAWES**

Being a parcel of land situated in part of the Village of Crawfordville, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the southwest corner of Lot 40 of said Village of Crawfordville and the east right-of-way line of Township Highway 29A (Main Street) and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 76° 47' 30" E along the south line of said Lot 40 a distance of 132.00 feet to a set iron rod marking the southeast corner of said Lot 40;

thence S 13° 12' 30" E along the east line of a 12 foot wide alley a distance of 12.00 feet to a set iron rod marking the northeast corner of Lot #41 of said Village of Crawfordville;

thence S 76° 47' 30" W along the north line of said Lot #41 a distance of 132.00 feet to a set iron rod marking the northwest corner of said Lot #41 and the east right-of-way line of said Township Highway 29A (Main Street);

thence N 13° 12' 30" W along the east right-of-way line of said Township Highway 29A (Main Street) a distance of 12.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.036 acres of land, more or less. 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 January 2019.

Prior Reference – Plat Cabinet A, Slide 366

18141-S

REFERENCE SURVEYOR: *B*
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PT: 1 N: 0.0000 E: 0.0000
N76°47'30"E DIST: 132.00
PT: 2 N: 30.1610 E: 128.5080
S13°12'30"E DIST: 12.00
PT: 3 N: 18.4785 E: 131.2499
S76°47'30"W DIST: 132.00
PT: 4 N: -11.6825 E: 2.7419
N13°12'30"W DIST: 12.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.036 ACRES



REFERENCE SURVEY VOL. B
PAGE 204 IN THE TAX MAP IN FILE
2019