

KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388

**LEGAL DESCRIPTION OF A 1.766 ACRE PARCEL
FOR GLEN AND PATRICIA ANDERSON**

Being a parcel of land situated in part of the Northwest Quarter of Section 17, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 17 and the centerline County Highway 44;

thence on an assumed bearing of S 89° 59' 27" E along the north line of said Section 17 and the centerline of said County Highway 44 a distance of 670.44 feet to a point marking a corner of a parcel of land now or formerly owned by G. Anderson, Etux. and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 00° 35' 56" E a distance of 22.00 feet;

thence continuing S 89° 59' 27" E along the north line of said Section 17 and the centerline of said County Highway 44 a distance of 200.01 feet to a set MAG nail referenced by a found iron rod situated S 00° 35' 56" E a distance of 20.00 feet;

thence S 00° 35' 56" E on a line a distance of 392.87 feet to a set iron rod;

thence N 89° 59' 27" W on a line a distance of 149.52 feet to a found iron rod marking a corner of said G. Anderson, Etux. parcel;

thence N 38° 01' 32" W along said G. Anderson, Etux. parcel a distance of 83.07 feet to a found iron rod marking a corner of said G. Anderson, Etux. parcel;

thence N 00° 35' 56" W along said G. Anderson, Etux. parcel a distance of 327.44 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 305.44 feet.

Containing in all 1.766 acres of land, more or less, of which 0.092 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.

REFERENCE SURVEY VOL. B

PAGE 228 IN THE TAX MAP OFFICE

"2019"

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in September 2019.

Prior Deed References – OR 223, Page 757

19112-S

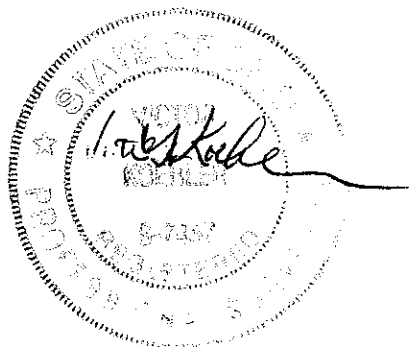


PT: 1 N: 0.0000 E: 0.0000
S89°59'27"E DIST: 200.01
PT: 2 N: -0.0320 E: 200.0100
S0°35'56"E DIST: 392.87
PT: 3 N: -392.8805 E: 204.1164
N89°59'27"W DIST: 149.52
PT: 4 N: -392.8566 E: 54.5964
N38°01'32"W DIST: 83.07
PT: 5 N: -327.4194 E: 3.4242
N0°35'56"W DIST: 327.44
PT: 6 N: 0.0027 E: 0.0017

CLOSING BEARING/DISTANCE: S32°01'23"W DIST: 0.0032

MISCLOSURE: N: 0.0027 E: 0.0017

AREA: 1.766 ACRES



REFERENCE SURVEY VOL. B

PAGE 222 IN THE TAX MAP OFFICE

"2019"