

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

**LEGAL DESCRIPTION OF A 3.528 ACRE PARCEL
FOR JAMES POOL**

Being a parcel of land situated in part of the Northeast Quarter of Section 1, T-3-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the center of said Section 1 and the centerline of Township Highway 127 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 90° 00' 00" E a distance of 20.00 feet;

thence on an assumed bearing of N 00° 23' 05" W along the north-south half section line of said Section 1 and the centerline of said Township Highway 127 a distance of 485.53 feet to a set MAG nail marking the centerline of Rock Run, referenced by a set iron rod situated S 33° 08' 19" E a distance of 36.99 feet;

thence S 60° 21' 09" E on or near the centerline of said Rock Run a distance of 182.80 feet to a point, referenced by a set iron rod situated S 20° 09' 43" W a distance of 15.00 feet;

thence S 69° 23' 39" E on or near the centerline of said Rock Run a distance of 83.26 feet to a point, referenced by a set iron rod situated S 37° 01' 21" W a distance of 15.00 feet;

thence S 52° 42' 57" E on or near the centerline of said Rock Run a distance of 84.18 feet to a point, referenced by a set iron rod situated S 50° 01' 31" W a distance of 15.00 feet;

thence S 38° 31' 30" E on or near the centerline of said Rock Run a distance of 138.54 feet to a point, referenced by a set iron rod situated N 90° 00' 00" W a distance of 15.00 feet;

thence S 25° 49' 29" E on or near the centerline of said Rock Run a distance of 161.12 feet to a point, referenced by a set iron rod situated N 90° 00' 00" W a distance of 15.00 feet;

thence S 05° 54' 57" E on or near the centerline of said Rock Run a distance of 61.71 feet to a point on the east-west half section line of said Section 1, referenced by a set iron rod situated N 90° 00' 00" W a distance of 14.55 feet;

thence N 90° 00' 00" W along the east-west half section line of said Section 1 a distance of 463.36 feet to the **POINT OF BEGINNING**, passing set iron rods at distances of 14.55 feet and 443.36 feet respectively.

Containing in all 3.528 acres of land, more or less, of which 0.220 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 January 2021.

Prior Deed References – OR 258, Page 237

20154-S



PT: 1 N: 0.0000 E: 0.0000
N0°23'05"W DIST: 485.53
PT: 2 N: 485.5191 E: -3.2601
S60°21'09"E DIST: 182.80
PT: 3 N: 395.0947 E: 155.6086
S69°23'39"E DIST: 83.26
PT: 4 N: 365.7925 E: 233.5419
S52°42'57"E DIST: 84.18
PT: 5 N: 314.7989 E: 300.5190
S38°31'30"E DIST: 138.54
PT: 6 N: 206.4140 E: 386.8095
S25°49'29"E DIST: 161.12
PT: 7 N: 61.3849 E: 456.9965
S5°54'57"E DIST: 61.71
PT: 8 N: 0.0035 E: 463.3568
N90°00'00"W DIST: 463.36
PT: 9 N: 0.0035 E: -0.0032

CLOSING BEARING/DISTANCE: S42°14'35"E DIST: 0.0048

MISCLOSURE: N: 0.0035 E: -0.0032

AREA: 3.528 ACRES



REFERENCE SURVEY VOL

PAGE 237 IN THE TAX MAP OFFICE

"2021"

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