

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

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**LEGAL DESCRIPTION OF A 0.511 ACRE PARCEL  
FOR TOM VAUGHN**

Being a parcel of land situated in part of the Northwest Quarter of Section 22, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the northwest corner of said Section 22 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 89° 46' 56" E along the north line of said Section 22 a distance of 150.00 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by T. Vaughn, Etux.;

thence S 00° 07' 22" W on a line a distance of 66.97 feet to a set iron rod;

thence S 42° 36' 47" W on a line a distance of 222.06 feet to a found iron rod marking the west line of said Section 22;

thence N 00° 07' 22" E along the west line of said Section 22 a distance of 229.82 feet to the **POINT OF BEGINNING**.

Containing in all 0.511 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 June 2021.

Prior Deed References – OR 263, Page 1391

21007-S      Tract 2 Adjoiner only

REFERENCE SURVEY VOL. 3

PAGE 251 IN THE TAX MAP OFFICE

"2021"

(TRACT 2) (0.511 A)



PT: 1 N: 0.0000 E: 0.0000  
N89°46'56"E DIST: 150.00  
PT: 2 N: 0.5701 E: 149.9989  
S0°07'22"W DIST: 66.97  
PT: 3 N: -66.3997 E: 149.8554  
S42°36'47"W DIST: 222.06  
PT: 4 N: -229.8232 E: -0.4889  
N0°07'22"E DIST: 229.82  
PT: 5 N: -0.0037 E: 0.0036

CLOSING BEARING/DISTANCE: N43°55'35"W DIST: 0.0051

MISCLOSURE: N: -0.0037 E: 0.0036

AREA: 0.511 ACRES



REFERENCE SURVEY VOL. B

PAGE 251 IN THE TAX MAP OFFICE

"2021"

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**LEGAL DESCRIPTION OF A 0.968 ACRE PARCEL  
FOR TOM VAUGHN**

Being a parcel of land situated in part of the Southwest Quarter of Section 15, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the southwest corner of said Section 15 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 00° 07' 22" E along the west line of said Section 15 a distance of 281.05 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by T. Vaughn, Etux.;

thence N 89° 39' 15" E on a line a distance of 150.00 feet to a set iron rod marking the west line of a parcel of land now or formerly owned by B. Pino, Etux.;

thence S 00° 07' 22" W along said B. Pino, Etux. parcel a distance of 281.39 feet to a found iron rod marking the south line of said Section 15;

thence S 89° 46' 56" W along the south line of said Section 15 a distance of 150.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.968 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 June 2021.

Prior Deed References – OR 263, Page 1391

21007-S      Tract 1 Adjoiner only

REFERENCE SURVEY VOL. B  
PAGE 251 IN THE TAX MAP OFFICE

"2021"

(TRACT 1) (0.968A)



PT: 1 N: 0.0000 E: 0.0000  
N0°07'22"E DIST: 281.05  
PT: 2 N: 281.0494 E: 0.6023  
N89°39'15"E DIST: 150.00  
PT: 3 N: 281.9547 E: 150.5995  
S0°07'22"W DIST: 281.39  
PT: 4 N: 0.5654 E: 149.9965  
S89°46'56"W DIST: 150.00  
PT: 5 N: -0.0048 E: -0.0024

CLOSING BEARING/DISTANCE: N26°33'59"E DIST: 0.0053

MISCLOSURE: N: -0.0048 E: -0.0024

AREA: 0.968 ACRES



REFERENCE SURVEY VOL. B

PAGE 251 IN THE TAX MAP OFFICE

"2021"