

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 2.000 ACRE PARCEL
FOR JOSH KRIDER**

Being a parcel of land situated in part of the Southwest Quarter of Section 36, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 36 and the centerline of County Highway 70;

thence on an assumed bearing of N 89° 20' 36" E along the centerline of said County Highway 70 a distance of 611.10 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by L. & M. Bailey, Trustees and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 01° 25' 39" E a distance of 20.00 feet;

thence continuing N 89° 20' 36" E along the centerline of said County Highway 70 a distance of 284.73 feet to a set MAG nail;

thence S 01° 25' 39" E on a line a distance of 306.00 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 89° 20' 36" W on a line a distance of 284.73 feet to a set iron rod marking the east line of said L. & M. Bailey, Trustee parcel;

thence N 01° 25' 39" W along said L. & M. Bailey, Trustee parcel a distance of 306.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 286.00 feet.

Containing in all 2.000 acres of land, more or less, of which 0.131 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 October 2021.

Prior Deed References – OR 214, Page 548 & 550

21111-S



PT: 1 N: 0.0000 E: 0.0000
N89°20'36"E DIST: 284.73
PT: 2 N: 3.2632 E: 284.7113
S1°25'39"E DIST: 306.00
PT: 3 N: -302.6418 E: 292.3344
S89°20'36"W DIST: 284.73
PT: 4 N: -305.9050 E: 7.6231
N1°25'39"W DIST: 306.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 2.000 ACRES



REFERENCE SURVEY VOL. B

PAGE 259 IN THE TAX MAP OFFICE

"2021"