

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

**LEGAL DESCRIPTION OF A 0.306 ACRE PARCEL
FOR GERALD COLLET**

Being a parcel of land situated in part of the Southeast Quarter of Section 23, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 23, the centerline of Township Highway 28 and a corner of a parcel of land now or formerly owned by G. Collet, Etux.;

thence on an assumed bearing of N 00° 05' 15" E along the north-south half section line of said Section 23 and along said G. Collet, Etux. parcel a distance of 260.00 feet to a found iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a found iron rod a distance of 20.00 feet;

thence continuing N 00° 05' 15" E along the north-south half section line of said Section 23 a distance of 66.63 feet to a set iron rod;

thence N 90° 00' 00" E on a line a distance of 200.00 feet to a set iron rod;

thence S 00° 05' 15" W on a line a distance of 66.63 feet to a found iron rod marking a corner of said G. Collet, Etux. parcel;

thence S 90° 00' 00" W along said G. Collet, Etux. parcel a distance of 200.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.306 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 July 2022.

Prior Deed References – OR 268, Page 1245; OR 269, Page 2982 Adjoiner only tract 22048-S



REFERENCE SURVEY VOL. B
PAGE 268 IN THE TAX MAP OFFICE "2022"

PT: 1 N: 0.0000 E: 0.0000
N0°05'15"E DIST: 66.63
PT: 2 N: 66.6299 E: 0.1018
S90°00'00"E DIST: 200.00
PT: 3 N: 66.6299 E: 200.1018
S0°05'15"W DIST: 66.63
PT: 4 N: 0.0000 E: 200.0000
N90°00'00"W DIST: 200.00
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..306 ACRES



REFERENCE SURVEY VOL. B
PAGE 268 IN THE TAX MAP OFFICE (2022)