

**KOEHLER SURVEYING, INC.  
P.O. BOX 28  
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**LEGAL DESCRIPTION OF A 5.010 ACRE PARCEL  
FOR MARK KOEHLER**

Being a parcel of land situated in part of the Northwest Quarter of Section 8, 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 8 and the centerline of County Highway 42 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 89° 08' 14" E along the north line of said Section 8 and the centerline of said County Highway 42 a distance of 845.40 feet to a set MAG nail;

thence S 00° 21' 09" W on a line a distance of 262.95 feet to the centerline of an open ditch, passing two set iron rods at distances of 20.00 feet and 242.95 feet, respectively;

thence N 89° 08' 14" W along the centerline of said open ditch a distance of 418.73 feet to a point, referenced by a set iron rod situated N 06° 42' 51" E a distance of 20.00 feet;

thence N 86° 34' 51" W along the centerline of said open ditch a distance of 427.27 feet to a point marking the west line of said Section 8;

thence N 00° 21' 09" E along the west line of said Section 8 a distance of 243.89 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 7.90 feet.

Containing in all 5.010 acres of land, more or less, of which 0.388 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 August 2022.

REFERENCE SURVEY VOL.

*B*

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Prior Deed References – OR 258, Page 59

22038-S



PT: 1 N: 0.0000 E: 0.0000  
S89°08'14"E DIST: 845.40  
PT: 2 N: -12.7298 E: 845.3042  
S0°21'09"W DIST: 262.95  
PT: 3 N: -275.6748 E: 843.6864  
N89°08'14"W DIST: 418.73  
PT: 4 N: -269.3697 E: 425.0039  
N86°34'51"W DIST: 427.27  
PT: 5 N: -243.8872 E: -1.5055  
N0°21'09"E DIST: 243.89  
PT: 6 N: -0.0018 E: -0.0051

CLOSING BEARING/DISTANCE: N70°17'32"E DIST: 0.0054

MISCLOSURE: N: -0.0018 E: -0.0051

AREA: 5.010 ACRES



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