

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

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**LEGAL DESCRIPTION OF A 0.562 ACRE PARCEL  
FOR BERNIE BILS**

Being a parcel of land situated in part of the Southwest Quarter of Section 4, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of said Section 4 and the centerline of Township Highway 42;

thence on an assumed bearing of N 90° 00' 00" E along the south line of said Section 4 and the centerline of said Township Highway 42 a distance of 353.67 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 00° 00' 00" W on a line a distance of 213.00 feet to a set iron rod marking a south line of a parcel of land now or formerly owned by B. Bils, Etux., passing a set iron rod a distance of 20.00 feet;

thence N 90° 00' 00" E along said B. Bils, Etux. parcel a distance of 115.01 feet to a found iron rod marking a corner of said B. Bils, Etux. parcel;

thence S 00° 00' 00" E along said B. Bils, Etux. parcel a distance of 213.00 feet to a found MAG nail marking the south line of said Section 4 and the centerline of said Township Highway 42, passing a found rod a distance of 193.00 feet;

thence S 90° 00' 00" W along the south line of said Section 4 and the centerline of said Township Highway 42 a distance of 115.01 feet to the **POINT OF BEGINNING**.

Containing in all 0.562 acres of land, more or less, of which 0.053 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.

(TRACT 2)  
(0.562A)

REFERENCE SURVEY VOL. B  
PAGE 272 IN THE TAX MAP OFFICE

"2022"

Prior Deed References – OR 270, Page 2923

22014-S      Tract 2 Adjoiner only



PT: 1 N: 0.0000 E: 0.0000  
N0°00'00"W DIST: 213.00  
PT: 2 N: 213.0000 E: 0.0000  
N90°00'00"E DIST: 115.01  
PT: 3 N: 213.0000 E: 115.0100  
S0°00'00"E DIST: 213.00  
PT: 4 N: 0.0000 E: 115.0100  
S90°00'00"W DIST: 115.01  
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: 0.562 ACRES



REFERENCE SURVEY VOL. B  
PAGE 272 IN THE TAX MAP OFFICE

"2022"

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**LEGAL DESCRIPTION OF A 0.562 ACRE PARCEL  
FOR BERNIE BILS**

Being a parcel of land situated in part of the Southwest Quarter of Section 4, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of said Section 4 and the centerline of Township Highway 42 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 00° 11' 06" W along the west line of said Section 4 a distance of 213.00 feet to a set iron rod;

thence N 90° 00' 00" E on a line a distance of 115.37 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by C. Bowers, Jr.;

thence S 00° 00' 00" E along said C. Bowers, Jr. parcel a distance of 213.00 feet to a found MAG nail marking the south line of said Section 4 and the centerline of said Township Highway 42, passing a found iron rod a distance of 193.00 feet;

thence S 90° 00' 00" W along the south line of said Section 4 and the centerline of said Township Highway 42 a distance of 114.68 feet to the **POINT OF BEGINNING**.

Containing in all 0.562 acres of land, more or less, of which 0.053 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.

Prior Deed References – OR 244, Page 1694

22014-S      Tract 1 Adjoiner only

(Tract 1  
0.562A)

REFERENCE SURVEY VOL. B  
PAGE 272 IN THE TAX MAP OFFICE "2022"



PT: 1 N: 0.0000 E: 0.0000  
N0°11'06"W DIST: 213.00  
PT: 2 N: 212.9989 E: -0.6877  
N90°00'00"E DIST: 115.37  
PT: 3 N: 212.9989 E: 114.6823  
S0°00'00"E DIST: 213.00  
PT: 4 N: -0.0011 E: 114.6823  
S90°00'00"W DIST: 114.68  
PT: 5 N: -0.0011 E: 0.0023

CLOSING BEARING/DISTANCE: N63°46'38"W DIST: 0.0025

MISCLOSURE: N: -0.0011 E: 0.0023

AREA: 0.562 ACRES



REFERENCE SURVEY VOL. B  
PAGE 272 IN THE TAX MAP OFFICE

"2022"