

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 4.421 ACRE PARCEL  
FOR DONALD YOST**

Being a parcel of land situated in part of the Southeast Quarter of Section 14, 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 14 and the centerline of Township Highway 105;

thence on an assumed bearing of N 00° 23' 08" E along the north-south half section line of said Section 14 and the centerline of said Township Highway 105 a distance of 833.14 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 89° 42' 06" E a distance of 18.73 feet;

thence continuing N 00° 23' 08" E along the north-south half section line of said Section 14 and the centerline of said Township Highway 105 a distance of 296.58 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by J. & A. Yost, Trustees;

thence S 89° 37' 21" E along said J. & A. Yost, Trustees parcel a distance of 650.00 feet to a set iron rod, passing a found iron rod a distance of 20.00 feet;

thence S 00° 23' 08" W on a line a distance of 296.22 feet to a set iron rod;

thence N 89° 37' 21" W on a line a distance of 386.70 feet to found iron rod marking a corner of a parcel of land now or formerly owned by C. Webb, Etux.;

thence N 89° 42' 06" W along said C. Webb, Etux. parcel a distance of 263.30 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 244.57 feet.

Containing in all 4.421 acres of land, more or less, of which 0.136 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 July 2024.

Prior Deed References – OR 270, Page 2940

23159-S



PT: 1 N: 0.0000 E: 0.0000  
N0°23'08"E DIST: 296.58  
PT: 2 N: 296.5733 E: 1.9957  
S89°37'21"E DIST: 650.00  
PT: 3 N: 292.2907 E: 651.9816  
S0°23'08"W DIST: 296.22  
PT: 4 N: -3.9226 E: 649.9883  
N89°37'21"W DIST: 386.70  
PT: 5 N: -1.3748 E: 263.2967  
N89°42'06"W DIST: 263.30  
PT: 6 N: -0.0038 E: 0.0003

CLOSING BEARING/DISTANCE: N4°09'29"W DIST: 0.0038

MISCLOSURE: N: -0.0038 E: 0.0003

AREA: 4.421 ACRES

REFERENCE SURVEY VOL. B  
PAGE 294 IN THE TAX MAP OFFICE  
2024

