

KOEHLER SURVEYING
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LEGAL DESCRIPTION OF A 3.786 ACRE PARCEL
FOR DENNIS E. PFEIFER

Being a parcel of land situated in part of the Northwest Quarter of Section 25, T-1-S,
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the centerline of
Township Highway 106 with east-west half section line of said Section 25, referenced by
a found iron rod situated S 89° 50' 13" E a distance of 17.50 feet;

thence on an assumed bearing of N 01° 22' 20" E along the centerline of Township
Highway 106 a distance of 555.22 feet to a found MAG nail referenced by a found iron
rod situated N 86° 30' 44" E a distance of 17.56 feet;

thence N 08° 20' 50" W along said centerline a distance of 231.35 feet to a found MAG
nail and being the **POINT OF BEGINNING**;

thence S 73° 53' 46" W a distance of 157.24 feet to a set iron rod passing a set iron rod a
distance of 17.66;

thence N 29° 08' 07" W a distance of 240.72 feet to a set iron rod;

thence N 52° 18' 24" W a distance of 147.74 feet to a set iron rod;

thence N 65° 35' 16" W a distance of 300.32 feet to a set iron rod;

thence N 26° 45' 25" W a distance of 142.10 feet to a set iron rod;

thence N 87° 29' 20" E a distance of 360.20 feet to a found MAG nail on the centerline
of Township Highway 106, passing a set iron rod a distance of 341.42 feet;

thence along said centerline an arc distance of 223.80 feet along a curve to the left having
a radius of 325.00 feet, a chord of 219.40 feet and a chord bearing of S 43° 29' 03" E to
a found MAG nail referenced by a set iron rod situated S 26° 47' 18" W a distance of
17.50 feet;

thence S 63° 12' 41" E along said centerline a distance of 100.67 feet to a found MAG
nail referenced by a set iron rod situated S 26° 47' 20" W a distance of 17.50 feet;

thence along said centerline an arc distance of 167.57 feet along a curve to the right
having a radius of 175.00 feet, a chord of 161.24 feet and a chord bearing of
S 35° 46' 45" E to a found MAG nail, referenced by a set iron rod situated S 81° 39' 10"
W a distance of 17.50 feet;

thence S 08° 20' 50" E along said centerline a distance of 190.41 feet to the **POINT OF BEGINNING**.

Containing in all 3.786 acres of land, more or less, of which 0.473 acre, more or less, will be 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 April, 2001.

Prior Deed Reference – Volume 186, Page 818.

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