

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

LEGAL DESCRIPTION OF A 4.547 ACRE PARCEL
FOR ANDREW CROW

Being a parcel of land situated in part of the Northeast Quarter of Section 29, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Comnaencing at a found stone in a monument box marking the North Quarter Post of said Section 29;

thence on an assumed bearing of N 86° 51' 48" E along the centerline of County Highway 64 a distance of 873.59 feet to a found P-K nail marking the northeast corner of a parcel of land currently owned by Thad Miller and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 02° 47' 05" E a distance of 30.00 feet;

thence continuing N 86° 51' 48" E along said centerline a distance of 145.66 feet to a set MAG nail;

thence S 02° 47' 21" E a distance of 659.63 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence S 86° 51' 48" W a distance of 356.46 feet to a point on the east line of a parcel of land currently owned by Janice I. Young, L.E. et al, referenced by a set iron rod situated S 02° 44' 56" E, a distance of 1.00 foot;

thence N 02° 44' 56" W along the east line of said Young parcel a distance of 483.91 feet to a point marking the southwest corner of said Miller parcel, referenced by a found iron rod situated N 88° 25' 17" W a distance of 0.22 feet;

thence N 86° 39' 55" E along the south line of said Miller parcel a distance of 210.45 feet to a set iron rod marking the southeast corner of said Miller parcel;

thence N 02° 47' 05" W along the east line of said Miller parcel a distance of 175.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 145.00 feet.

Containing in all 4.547 acres of land, more or less, of which 0.100 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.

(PARCEL 1)(4.547A)

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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 215, Page 799.
O.R. Volume 10, Page 940.

01048-S (067)

Parcel #1

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

LEGAL DESCRIPTION OF A 4.983 ACRE PARCEL
FOR ANDREW CROW

Being a parcel of land situated in part of the Northeast Quarter of Section 29, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section 29;

thence on an assumed bearing of N 86° 51' 48" E along the centerline of County Highway 64 a distance of 1019.25 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 02° 47' 21 E a distance of 30.00 and passing a found P-K nail a distance of 873.59 feet;

thence continuing N 86° 51' 48" E along said centerline a distance of 40.00 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by Dudley S. DeBolt;

thence S 02° 47' 21" E along the west line of said DeBolt parcel a distance of 800.81 feet to a wood post marking the southwest corner of said DeBolt parcel, passing a set iron rod a distance of 30.00 feet;

thence S 84° 52' 09" W a distance of 137.50 feet to a set iron rod, passing a set iron rod for reference a distance of 5.00 feet;

thence S 02° 35' 47" E a distance of 16.60 feet to a set iron rod on the north line of a parcel of land currently owned by Fred A. Feichter, et ux;

thence S 87° 30' 35" W along the north line of said Feichter parcel a distance of 257.80 feet to a wood post on the east line of a parcel of land currently owned by Janice I. Young and marking the northwest corner of said Feichter parcel;

thence N 02° 44' 56" W along the east line of said Young parcel a distance of 659.64 feet to a point, passing 2 set iron rods a distance of 3.00 feet and 658.64 feet respectively;

thence N 86° 51' 48" E a distance of 356.46 feet to a set iron rod;

thence N 02° 47' 21" W along the east line of said Miller parcel a distance of 659.63 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 629.63 feet.

Containing in all 4.983 acres of land, more or less, of which 0.028 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.

(PARCEL 2) (4.983A)

REFERENCE SURVEY VOL. C
PAGE 484 IN THE TAX MAP OFFICE

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 215, Page 799.
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Parcel #2

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