

KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 3.194 ACRE PARCEL
FOR DENNIS MITCHELL**

Being a parcel of land situated in part of the Southwest Quarter of Section 22, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southwest Corner of said Section 22;

thence on an assumed bearing of N 89° 55' 24" E along the centerline of Township Highway 51 a distance of 1327.57 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by J. J. Strasser and being the **POINT OF BEGINNING**;

thence N 00° 28' 09" E along the east line of said Strasser parcel a distance of 371.00 feet to a point within the banks of an open ditch, passing 2 set iron rods a distance of 20.00 feet and 341.57 feet respectively;

thence N 89° 55' 24" E a distance of 375.00 feet to a set iron rod;

thence S 00° 28' 09" W a distance of 371.00 feet to a set MAG nail on the centerline of Township Highway 51 on or near the centerline of an open ditch, referenced by a set iron rod situated N 67° 54' 19" W a distance of 52.04 feet;

thence S 89° 55' 24" W along said centerline a distance of 375.00 feet to the **POINT OF BEGINNING**.

Containing in all 3.194 acres of land, more or less, of which 0.172 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 January, 2003.

Prior Deed Reference – Volume 177, Page 1033

03012-S (017)

REFERENCE SURVEY VOL. C
PAGE 681 IN THE TAX MAP OFFICE