

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

**LEGAL DESCRIPTION OF A 3.008 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 nail marking the intersection of the centerline of Township Highway 97 and the east-west half section line of said Section 29, referenced by a found iron rod situated S 87° 25' 00" W a distance of 20.00 feet;

thence on an assumed bearing of N 02° 35' 00" E along the centerline of Township Highway 97 a distance of 1052.88 feet to a found iron pipe;

thence N 21° 47' 05" E continuing along said centerline a distance of 386.64 feet to a found iron pipe;

thence N 08° 03' 22" W continuing along said centerline a distance of 302.07 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a found nail a distance of 278.29 feet;

thence S 78° 42' 03" W a distance of 217.62 feet to a set iron rod, passing a set iron rod a distance of 20.03 feet;

thence S 33° 13' 09" W a distance of 139.43 feet to a set iron rod;

thence S 87° 30' 35" W a distance of 240.02 feet to a set iron rod on the east line of a parcel of land currently owned by A. Crow, et ux;

thence N 02° 35' 47" W along the east line of said Crow parcel a distance of 287.87 feet to a found iron rod marking a corner of said Crow parcel;

thence N 84° 52' 09" E along a line of said Crow parcel a distance of 137.50 feet to a found wood post marking the southwest corner of a parcel of land currently owned by D. DeBolt, passing a found iron rod a distance of 132.50 feet;

thence N 81° 55' 59" E along the south line of said DeBolt parcel a distance of 383.42 feet to a set MAG nail on the centerline of Township Highway 97, passing a set iron rod a distance of 363.42 feet;

thence S 08° 03' 22" E along said centerline a distance of 185.80 feet to the **POINT OF BEGINNING**.

Containing in all 3.008 acres of land, more or less, of which 0.085 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 October, 2004.

Prior Deed Reference – Volume 215, Page 799.

04167-S

Tract 1

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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 nail marking the intersection of the centerline of Township Highway 97 and the east-west half section line of said Section 29, referenced by a found iron rod situated S 87° 25' 00" W a distance of 20.00 feet;

thence on an assumed bearing of N 02° 35' 00" E along the centerline of Township Highway 97 a distance of 1052.88 feet to a found iron pipe;

thence N 21° 47' 05" E continuing along said centerline a distance of 386.64 feet to a found iron pipe;

thence N 08° 03' 22" W continuing along said centerline a distance of 117.07 feet to a point marking the most northeasterly corner of a parcel of land currently owned by T. Groves, et ux, and being the **POINT OF BEGINNING**;

thence S 79° 11' 08" W along the northerly line of said Groves parcel a distance of 128.71 feet to a set iron rod, passing a found nail a distance of 0.19 feet and a set iron rod a distance of 20.02 feet;

thence S19° 42' 55" W continuing along the northerly line of said Groves parcel a distance of 186.33 feet to a found iron pipe;

thence S 87° 30' 35" W continuing along the north line of said Groves parcel and the north line of a parcel of land currently owned by F. Feichter, et ux, a distance of 356.20 feet to a found iron rod marking the southeast corner of a parcel of land currently owned by A. Crow, et ux.

thence N 02° 35' 47" W along the east line of said Crow parcel a distance of 228.73 feet to a set iron rod;

thence N 87° 30' 35" E a distance of 240.02 feet to a set iron rod;

thence N 33° 13' 09" E a distance of 139.43 feet to a set iron rod;

thence N 78° 42' 03" E a distance of 217.62 feet to a set MAG nail on the centerline of Township Highway 97, passing a set iron rod a distance of 197.59 feet;

(TRACT 2)
(3.008A)

REFERENCE TRACT 2
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thence S 08° 03' 22" E along said centerline a distance of 185.00 feet to the **POINT OF BEGINNING**, passing a found nail a distance of 23.78 feet.

Containing in all 3.008 acres of land, more or less, of which 0.085 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.

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Tract 2