

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 2.500 ACRE PARCEL
FOR JOEY CLABAUGH**

Being a parcel of land situated in part of the Northwest Quarter of Section 1, T-3-S,
R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the centerlines of Township
Highway 55 and Township Highway 127;

thence on an assumed bearing of S 90° 00' 00" W along the centerline of Township
Highway 55 a distance of 562.63 feet to a set MAG nail and being the **POINT OF
BEGINNING**, referenced by a set iron rod situated N 00° 29' 31" W a distance of 25.00
feet;

thence continuing S 90° 00' 00" W along said centerline a distance of 260.00 feet to a
found railroad spike marking the southeast corner of a parcel of land currently owned by
Daniel Courtad;

thence N 00° 29' 31" W along the east line of said Daniel Courtad parcel a distance of
418.86 feet to a set iron rod, passing a set iron rod for reference a distance of 25.00 feet;

thence N 90° 00' 00" E a distance of 260.00 feet to a set iron rod;

thence S 00° 29' 31" E a distance of 418.86 feet to the **POINT OF BEGINNING**,
passing a set iron rod for reference a distance of 393.86 feet.

Containing in all 2.500 acres of land, more or less, of which 0.149 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 May, 2007.

Prior Deed Reference – Volume 214, Page 938.

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