

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 13.018 ACRE PARCEL  
FOR THE ESTATE OF FLORA COONS**

Being a parcel of land situated in part of the Northeast Quarter of Section 14, 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 North Quarter Post of said Section 14;

thence on an assumed bearing of S 89° 59' 02" E along the centerline of County Highway 44 a distance of 490.09 feet to a found nail marking the northeast corner of a parcel of land currently owned by A. R. Bacon, et vir, and being the **POINT OF BEGINNING**, referenced by a found iron rod situated S 00° 14' 21" W a distance of 20.00 feet;

thence continuing S 89° 59' 02" E along said centerline a distance of 40.43 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by R. Hawkins;

thence S 00° 14' 21" W along the west line of said Hawkins parcel and a parcel of land currently owned by D. C. Case, et al, L. E., a distance of 1319.82 feet to a set iron rod on the north line of the south half of said northeast quarter, passing a set iron rod for reference a distance of 20.00 feet;

thence N 89° 53' 47" W along said line a distance of 530.52 feet to a set iron rod on the north-south half section line;

thence N 00° 14' 21" E along said half section line a distance of 1082.34 feet to a point on the south line of the aforementioned Bacon parcel, referenced by a found iron pipe situated N 81° 55' 23" W a distance of 0.42 feet;

thence S 81° 55' 23" E along said Bacon parcel a distance of 346.52 feet to a point, referenced by a found iron pipe situated N 00° 02' 01" W a distance of 0.13 feet;

thence S 82° 24' 48" E along said Bacon parcel a distance of 148.02 feet to a found iron rod marking the southeast corner of said parcel;

thence N 00° 14' 21" E along said Bacon parcel a distance of 304.77 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 284.77 feet.

Containing in all 13.018 acres of land, more or less, of which 0.019 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, 2011.

Prior Deed Reference – Volume 215, Page 683; Volume 147, Page 465; Volume 126, Page 492.

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