

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 7.499 ACRE PARCEL  
FOR VERNON GRUBEL**

Being a parcel of land situated in part of the Northwest Quarter of Section 12, T-1-S,  
R-13-E, Crawford Township, Wyandot County, Ohio and further described as follows:

Commencing at a found stone marking the Northwest Corner of the East Half of the  
Northwest Quarter of said Section 12 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 55' 01" E along the centerline of Township  
Highway 11 a distance of 127.68 feet to a point marking the northwest corner of a parcel  
of land owned by V. E. Grubel et ux, referenced by a found iron pipe situated S 01° 28'  
10" E a distance of 26.31 feet;

thence S 00° 51' 15" E along said V. E. Grubel parcel a distance of 559.48 feet to a found  
iron pipe, passing a found nail for reference a distance of 1.37 feet;

thence N 87° 16' 34" E along said parcel a distance of 162.92 feet to a found iron pipe;

thence N 02° 15' 24" E along said parcel a distance of 77.25 feet to a found iron pipe;

thence S 89° 21' 38" E along said parcel a distance of 37.47 feet to a found iron pipe;

thence N 01° 25' 44" W along said parcel a distance of 474.76 feet to a point on the  
centerline of Township Highway 11, passing a found nail a distance of 473.20 feet, said  
point being referenced by a found iron pipe situated S 02° 07' 07" E a distance of 26.52  
feet;

thence S 89° 55' 01" E along the centerline of Township Highway 11 a distance of  
332.57 feet to a set MAG nail;

thence S 00° 12' 58" W a distance of 660.42 feet to a set iron rod, passing a set iron for  
reference a distance of 30.00 feet;

thence N 89° 55' 01" W a distance of 660.00 feet to a set iron rod situated on the east line  
of the west half of the northwest quarter;

thence N 00° 12' 58" E along said line a distance of 660.42 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 630.42 feet for reference.

Containing in all 7.499 acres of land, more or less, of which 0.317 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, 2015.

Prior Deed References – Volume 208, Page 879.

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