

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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(419) 294-5388**

**LEGAL DESCRIPTION OF A 1.290 ACRE PARCEL
FOR A. & D. 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 MAG nail marking the centerline of County Highway 64 and Township Highway 97, referenced by a found iron rod S 31° 44' 01" W a distance of 38.59 feet;

thence on an assumed bearing of S 00° 30' 48" W along the centerline of said Township Highway 97 a distance of 624.72 feet to a found MAG nail, referenced by a found iron rod situated S 85° 42' 04" W a distance of 20.07 feet;

thence S 09° 06' 39" E along said centerline a distance of 13.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 85° 08' 23" W a distance of 20.06 feet;

thence continuing S 09° 06' 39" E along said centerline a distance of 146.23 feet to a found MAG nail marking the northeast corner of a parcel of land now or formerly owned by A. & D. Crow (OR 190, PG 57);

thence S 83° 40' 14" W along said parcel a distance of 383.42 feet to a found railroad tie post marking a corner of a parcel of land now or formerly owned by A. & D. Crow (OR 237, PG 973) and referenced by a found iron rod situated S 86° 36' 26" W a distance of 5.00 feet;

thence N 01° 03' 06" W along said parcel a distance of 156.00 feet to a set iron rod;

thence N 85° 08' 23" E a distance of 362.10 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 342.04 feet.

Containing in all 1.290 acres of land, more or less, of which 0.067 acres, 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.

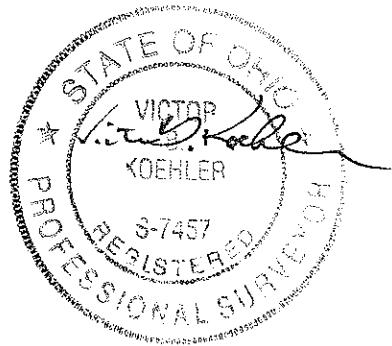
Bearings are assumed and are for angular measurement only.

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 April 2016.

Prior Deed References – OR 193, Page 207

16012-S



PT: 1 N: 0.0000 E: 0.0000
S9°06'39"E DIST: 146.23
PT: 2 N: -144.3851 E: 23.1548
S83°40'14"W DIST: 383.42
PT: 3 N: -186.6553 E: -357.9281
N1°03'06"W DIST: 156.00
PT: 4 N: -30.6816 E: -360.7913
N85°08'23"E DIST: 362.10
PT: 5 N: -0.0023 E: 0.0067

CLOSING BEARING/DISTANCE: N71°19'10"W DIST: 0.0071

MISCLOSURE: N= -0.0023, E= 0.0067

AREA: 1.290 ACRES



REFERENCE SURVEY VOL. C
PAGE 1613 IN THE TAX MAP OFFICE

(2016)