

**KOEHLER SURVEYING
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 0.549 ACRE PARCEL
FOR VERNER ROW**

Being a parcel of land situated in part of the Northwest Quarter of Section 24, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of Township Highway 106 and the east-west half section line of said Section 24;

thence on an assumed bearing of N 00° 07' 49" W along the centerline of Township Highway 106 a distance of 981.77 feet to a point marking the northwesterly corner of a parcel of land currently owned by Verner R. Row, et ux and being the **POINT OF BEGINNING** of the hereinafter described parcel, said point being referenced by a found iron pipe located S 72° 12' 47" E a distance of 21.34 feet;

thence continuing N 00° 07' 49" W along said centerline a distance of 73.01 feet to a set MAG nail;

thence S 86° 11' 23" E a distance of 228.26 feet to a set iron rod, passing a set iron rod a distance 20.05 feet;

thence S 04° 00' 42" E a distance of 135.15 feet to a point referenced by a found iron pipe located S 19° 23' 20" E a distance of 0.27 feet;

thence N 72° 00' 33" W a distance of 249.23 feet to the **POINT OF BEGINNING**.

Containing in all 0.549 acre of land, more or less, of which 0.035 acre, more or less, is currently contained within the right-of-way of Township Highway 106. The above described property being subject to all legal highways and easements of record.

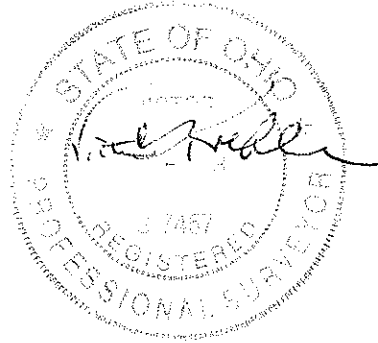
Bearings are assumed and are for angular measurement only.

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 July, 2016.

Prior Deed Reference – Volume 194, Page 403.

16090-S



PT: 1 N: 0.0000 E: 0.0000
N0°07'49"W DIST: 73.01
PT: 2 N: 73.0098 E: -0.1660
S86°11'23"E DIST: 228.26
PT: 3 N: 57.8413 E: 227.5894
S4°00'42"E DIST: 135.15
PT: 4 N: -76.9776 E: 237.0445
N72°00'33"W DIST: 249.23
PT: 5 N: 0.0008 E: 0.0003
S23°14'35"W DIST: 0.00

CLOSING BEARING/DISTANCE: S 23° 14' 35" W
MISCLOSURE: 0.0009'
AREA: 0.5493 ACRES

