

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 3.000 ACRE PARCEL
FOR ANNA GRUBEL**

Being a parcel of land situated in the Southeast and Southwest Quarters of Section 5, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Beginning at a set iron rod marking the south quarter post of said Section 5 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 89° 15' 44" W along the south line of said Section 5 and the centerline of Township Highway 42 a distance of 211.59 feet to a found railroad spike marking the centerline of State Highway 53, referenced by a set iron rod situated N 53° 34' 32" E a distance of 33.11 feet;

thence N 04° 32' 33" E along the centerline of said State Highway 53 a distance of 158.00 feet to a set MAG nail, referenced by a set iron rod situated S 89° 45' 23" E a distance of 25.07 feet;

thence S 89° 45' 23" E on a line a distance of 350.00 feet to a set iron rod;

thence N 00° 14' 37" E on a line a distance of 144.71 feet to a set iron rod;

thence S 89° 45' 23" E on a line a distance of 242.15 feet to a set iron rod;

thence S 00° 14' 37" W a distance of 306.63 feet to a set MAG nail marking the south line of said Section 5 and the centerline of Township Highway 42, passing a set iron rod a distance of 286.63 feet;

thence N 89° 23' 07" W along the south line of said Section 5 and the centerline of said Township Highway 42 a distance of 392.42 feet to the **POINT OF BEGINNING**.

Containing in all 3.000 acres of land, more or less, of which 0.356 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 September 2016.

Prior Deed References - OR 196, Page 792

16126-S



PT: 1 N: 0.0000 E: 0.0000
N89°15'44"W DIST: 211.59
PT: 2 N: 2.7245 E: -211.5725
N4°32'33"E DIST: 158.00
PT: 3 N: 160.2282 E: -199.0591
S89°45'23"E DIST: 350.00
PT: 4 N: 158.7401 E: 150.9377
N0°14'37"E DIST: 144.71
PT: 5 N: 303.4488 E: 151.5530
S89°45'23"E DIST: 242.15
PT: 6 N: 302.4192 E: 393.7008
S0°14'37"W DIST: 306.63
PT: 7 N: -4.2080 E: 392.3971
N89°23'07"W DIST: 392.42
PT: 8 N: 0.0021 E: -0.0003

CLOSING BEARING/DISTANCE: S8°13'27"E DIST: 0.0021

MISCLOSURE: N: 0.0021 E: -0.0003

AREA: 3.000 ACRES



REFERENCE SURVEY VOL. C
PAGE 1629 IN THE TAX MAP OFFICE

2016