

KOEHLER SURVEYING, INC.
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LEGAL DESCRIPTION OF A 9.121 ACRE PARCEL
FOR RYAN SWINEHART

Being a parcel of land situated in part of the Southeast Quarter of Section 1, T-3-S,
R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the center of said Section 1;

thence on an assumed bearing of S 00° 06' 48" E along the north-south half section line
of said Section 1 and the centerline of Township Highway 127 a distance of 822.32 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 89° 56' 21" E a distance of 20.00 feet;

thence S 89° 56' 21" E on a line a distance of 1313.73 feet to a set iron rod marking the
west line of the east half of the southeast quarter of said Section 1 and the west line of a
parcel of land now or formerly owned by M. Swinehart, passing the aforementioned set
iron rod a distance of 20.00 feet;

thence S 00° 09' 57" E along said line of the a distance of 47.69 feet to a point,
referenced by a found iron rod situated S 25° 09' 39" E a distance of 2.00 feet;

thence S 25° 09' 39" E along said Swinehart parcel a distance of 225.06 feet to a found
iron rod;

thence S 46° 09' 39" E along said Swinehart parcel a distance of 52.29 feet to a found
iron rod marking the limited access right-of-way line of U. S. Route 30;

thence S 88° 16' 05" W along said line a distance of 1304.94 feet to a found iron rod
marking a corner of a parcel of land now or formerly owned by the Board of County
Commissioners for Wyandot County;

thence N 01° 58' 02" W along said Board of County Commissioners for Wyandot
County parcel a distance of 99.01 feet to a found iron rod;

thence N 36° 43' 23" W along said Board of County Commissioners for Wyandot
County parcel a distance of 199.66 feet to a found iron rod;

thence S 89° 53' 17" W along said Board of County Commissioners for Wyandot County parcel a distance of 20.00 feet to a set MAG nail marking the north-south half section line of said Section 1 and the centerline of Township Highway 127, referenced by the aforementioned iron rod;

thence N 00° 06' 43" W along said line a distance of 69.50 feet to the **POINT OF BEGINNING.**

Containing in all 9.121 acres of land, more or less, of which 0.032 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 March 2017.

Prior Deed References – OR 140, Page 166, OR 238, Page 2101

17008-S



PT: 1 N: 0.0000 E: 0.0000
N0°06'43"W DIST: 69.50
PT: 2 N: 69.4999 E: -0.1358
S89°56'21"E DIST: 1313.73
PT: 3 N: 68.1050 E: 1313.5935
S0°09'57"E DIST: 47.69
PT: 4 N: 20.4152 E: 1313.7315
S25°09'39"E DIST: 225.06
PT: 5 N: -183.2906 E: 1409.4182
S46°09'39"E DIST: 52.29
PT: 6 N: -219.5086 E: 1447.1343
S88°16'05"W DIST: 1304.94
PT: 7 N: -258.9485 E: 142.7904
N1°58'02"W DIST: 99.01
PT: 8 N: -159.9968 E: 139.3916
N36°43'23"W DIST: 199.66
PT: 9 N: 0.0377 E: 20.0054
S89°53'17"W DIST: 20.00
PT: 10 N: -0.0014 E: 0.0054

CLOSING BEARING/DISTANCE: N75°32'58"W DIST: 0.0056

MISCLOSURE: N: -0.0014 E: 0.0054

AREA: 9.121 ACRES



REFERENCE SURVEY VOL. C
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'2017'