

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 1.021 ACRE PARCEL  
FOR CORINNE WENTLING ESTATE**

Being a parcel of land situated in part of the Southwest Quarter of Section 20, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument marking the southwest corner of said Section 20; thence on an assumed bearing of S 89° 41' 00" E along the south line of said Section 20 a distance of 1325.78 feet to a found iron rod marking the east line of the west half of the southwest quarter of said Section 20; thence N 00° 11' 20" W along the east line of the west half of the southwest quarter of said Section 20 a distance of 515.21 feet to a found iron rod marking the easterly line of the former Conrail Railroad right-of-way line and being the **POINT OF BEGINNING** of the hereinafter described parcel; thence S 34° 28' 17" W along said former railroad right-of-way line a distance of 10.28 feet to a set iron rod marking a corner of a parcel of land now or formerly owned by R. Hunter; thence N 00° 08' 35" W along said R. Hunter parcel a distance of 106.05 feet to a found iron pipe marking a corner of said R. Hunter parcel; thence N 34° 31' 18" E along said R. Hunter parcel a distance of 692.29 feet to a found iron rod marking the limited access right-of-way line of U.S. Route 23; thence S 67° 19' 36" E along said limited access right-of-way line of U.S. Route 23 a distance of 60.92 feet to a found iron rod marking the said easterly line of the former railroad right-of-way line; thence S 34° 28' 17" W along said former railroad right-of-way line a distance of 781.74 feet to the **POINT OF BEGINNING**.

Containing in all 1.021 acres of land, more or less. 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 2017.

Prior Deed References – OR 211, Page 1602

17033-S2      Adjoinder only



PT: 1 N: 0.0000 E: 0.0000  
S34°28'17"W DIST: 10.28  
PT: 2 N: -8.4749 E: -5.8184  
N0°08'35"W DIST: 106.05  
PT: 3 N: 97.5747 E: -6.0832  
N34°31'18"E DIST: 692.29  
PT: 4 N: 667.9607 E: 386.2499  
S67°19'36"E DIST: 60.92  
PT: 5 N: 644.4775 E: 442.4618  
S34°28'17"W DIST: 781.74  
PT: 6 N: 0.0041 E: 0.0012

CLOSING BEARING/DISTANCE: S16°24'10"W DIST: 0.0042

MISCLOSURE: N: 0.0041 E: 0.0012

AREA: 1.021 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1656 IN THE I.D.A. MAP OFFICE

2017