

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
**(419) 294-5388**

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**LEGAL DESCRIPTION OF A 5.898 ACRE PARCEL**  
**FOR JOEL & CONNIE YEATER**

Being a parcel of land situated in part of the Northeast Quarter of Section 7, T-1-S,  
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the intersection of centerlines of Township  
Highway 5 and County Highway 96;

thence on an assumed bearing of S 01° 14' 14" W along the centerline of County  
Highway 96 a distance of 707.81 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° 00' 09" E a distance of 30.00 feet;

thence S 89° 00' 09" E on a line a distance of 862.22 feet to a set iron rod, passing the  
aforementioned set iron rod a distance of 30.00 feet;

thence S 01° 15' 26" W on a line a distance of 372.00 feet to a set iron rod;

thence N 89° 00' 09" W on a line a distance of 463.44 feet to a set iron rod marking a line  
of a parcel of land now or formerly owned by K. O'Flaherty;

thence N 01° 14' 14" E along said O'Flaherty parcel a distance of 159.15 feet to a set iron  
rod;

thence N 88° 43' 52" W along said O'Flaherty parcel and a parcel of land now or  
formerly owned by J. Coe a distance of 398.64 feet to a found MAG nail marking the  
centerline of County Highway 96, passing three found iron pipes a distance of 200.02  
feet, 368.64 feet and 381.57 feet respectively;

thence N 01° 14' 14" E along the centerline of said County Highway 96 a distance of  
210.96 feet to the **POINT OF BEGINNING**.

Containing in all 5.898 acres of land, more or less, of which 0.145 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.

REFERENCE SURVEY VOL. C  
PAGE 1658 IN THE TAX MAP OFFICE

"2017"  
(TRACT 1) (5.898A)

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 June 2017.

Prior Deed References – OR 53, Page 211

17054-S      Tract 1



PT: 1 N: 0.0000 E: 0.0000  
S89°00'09"E DIST: 862.22  
PT: 2 N: -15.0102 E: 862.0893  
S1°15'26"W DIST: 372.00  
PT: 3 N: -386.9206 E: 853.9273  
N89°00'09"W DIST: 463.44  
PT: 4 N: -378.8527 E: 390.5575  
N1°14'14"E DIST: 159.15  
PT: 5 N: -219.7398 E: 393.9939  
N88°43'52"W DIST: 398.64  
PT: 6 N: -210.9121 E: -4.5483  
N1°14'14"E DIST: 210.96  
PT: 7 N: -0.0013 E: 0.0067

CLOSING BEARING/DISTANCE: N78°44'51"W DIST: 0.0068

MISCLOSURE: N: -0.0013 E: 0.0067

AREA: 5.898 ACRES



"2017"

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**LEGAL DESCRIPTION OF A 17.235 ACRE PARCEL**  
**FOR JOEL & CONNIE YEATER**

Being a parcel of land situated in part of the Northeast Quarter of Section 7 and the Northwest Quarter of Section 8, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the intersection of centerlines of Township Highway 5 and County Highway 96;

thence on an assumed bearing of S 01° 14' 14" W along the centerline of County Highway 96 a distance of 667.81 feet to a found MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 89° 00' 09" E a distance of 30.00 feet;

thence S 89° 00' 09" E on a line a distance of 1322.86 feet to a found iron rod, passing the aforementioned set iron rod a distance of 30.00 feet;

thence S 88° 03' 10" E on a line a distance of 439.94 feet to a found iron rod;

thence S 01° 20' 26" W on a line a distance of 660.56 feet to a found iron rod;

thence N 88° 43' 21" W on a line a distance of 439.94 feet to a found iron rod;

thence N 89° 05' 39" W on a line a distance of 922.98 feet to a set iron rod;

thence N 01° 14' 14" E on a line a distance of 255.18 feet to a set iron rod;

thence S 89° 00' 09" E on a line a distance of 463.44 feet to a set iron rod;

thence N 01° 15' 26" E on a line a distance of 372.00 feet to a set iron rod;

thence N 89° 00' 09" W on a line a distance of 862.22 feet to a set MAG nail marking the centerline of County Highway 96, passing a set iron rod a distance of 832.22 feet;

thence N 01° 14' 14" E along the centerline of said County Highway 96 a distance of 40.00 feet to the **POINT OF BEGINNING**.

REFERENCE SURVEY VOL. C  
PAGE 1658 IN THE TAX MAP OFFICE

"2017"

(TRACT 2) (17.235A)

Containing in all 17.235 acres of land, more or less, of which 0.028 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 June 2017.

Prior Deed References – OR 53, Page 211

17054-S      Tract 2



PT: 1 N: 0.0000 E: 0.0000  
S89°00'09"E DIST: 1322.86  
PT: 2 N: -23.0294 E: 1322.6595  
S88°03'10"E DIST: 439.94  
PT: 3 N: -37.9781 E: 1762.3455  
S1°20'26"W DIST: 660.56  
PT: 4 N: -698.3573 E: 1746.8917  
N88°43'21"W DIST: 439.94  
PT: 5 N: -688.5489 E: 1307.0611  
N89°05'39"W DIST: 922.98  
PT: 6 N: -673.9574 E: 384.1964  
N1°14'14"E DIST: 255.18  
PT: 7 N: -418.8369 E: 389.7062  
S89°00'09"E DIST: 463.44  
PT: 8 N: -426.9048 E: 853.0760  
N1°15'26"E DIST: 372.00  
PT: 9 N: -54.9944 E: 861.2380  
N89°00'09"W DIST: 862.22  
PT: 10 N: -39.9842 E: -0.8513  
N1°14'14"E DIST: 40.00  
PT: 11 N: 0.0065 E: 0.0124

CLOSING BEARING/DISTANCE: S62°17'16"W DIST: 0.0140

MISCLOSURE: N: 0.0065 E: 0.0124

AREA: 17.235 ACRES



"2017"