

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

**LEGAL DESCRIPTION OF A 3.000 ACRE PARCEL
FOR AARON PAHL**

Being a parcel of land situated in part of the Southeast Quarter of Section 31 T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the Southeast corner of said Section 31, referenced by a set iron rod situated N 00° 21' 34" W a distance of 20.00 feet;

thence on an assumed bearing of S 89° 22' 28" W along the south line of said Section 31 and the centerline of County Highway 4 a distance of 646.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 00° 37' 32" W a distance of 20.00 feet;

thence continuing S 89° 22' 28" W along the south line of said Section 31 and the centerline of County Highway 4 a distance of 324.00 feet to a set MAG nail referenced by a set iron rod situated N 00° 37' 32" W a distance of 20.00 feet;

thence N 00° 37' 32" W on a line a distance of 403.33 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.00 feet

thence N 89° 22' 28" E on a line a distance of 324.00 feet to a set iron rod;

thence S 00° 37' 32" E on a line a distance of 403.33 feet to the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 383.33 feet.

Containing in all 3.000 acres of land, more or less, of which 0.149 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 July 2017.

Prior Deed References – DV 186, Page 953

17068-S



PT: 1 N: 0.0000 E: 0.0000
S89°22'28"W DIST: 324.00
PT: 2 N: -3.5374 E: -323.9807
N0°37'32"W DIST: 403.33
PT: 3 N: 399.7686 E: -328.3842
N89°22'28"E DIST: 324.00
PT: 4 N: 403.3060 E: -4.4035
S0°37'32"E DIST: 403.33
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 3.000 ACRES



REFERENCE SURVEY VOL. C
PAGE 1659 IN THE TAX MAP OFFICE