

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

**LEGAL DESCRIPTION OF A 3.157 ACRE PARCEL
FOR CORRINE WENTLING ESTATE**

Being a parcel of land situated in part of the Southwest Quarter of Section 21, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument marking the west quarter post of said Section 21;

thence on an assumed bearing of S 01° 20' 24" E along the west line of said Section 21 and the centerline of said County Highway 97 a distance of 300.00 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by A. & T. Wentling and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron pipe situated N 89° 36' 40" E a distance of 30.00 feet;

thence N 89° 36' 40" E along said A. & T. Wentling parcel a distance of 435.66 feet to a found iron pipe marking a corner of said A. & T. Wentling parcel, passing the aforementioned iron pipe a distance of 30.00 feet;

thence N 01° 20' 24" W along said A. & T. Wentling parcel a distance of 299.85 feet to a point on the east-west half section line of said Section 21, referenced by a found iron pipe situated N 01° 20' 24" W a distance of 0.16 feet;

thence N 89° 37' 53" E along said east-west half section line of said Section 21 a distance of 365.00 feet to a set iron rod;

thence S 01° 20' 24" E on a line a distance of 335.00 feet to a set iron rod;

thence S 89° 37' 53" W on a line a distance of 800.66 feet to a set MAG nail marking the west line of said Section 21 and the centerline of County Highway 97, passing a set iron rod a distance of 770.66 feet;

thence N 01° 20' 24" W along the west line of said Section 21 and the centerline of County Highway 97 a distance of 35.00 feet to the **POINT OF BEGINNING**.

Containing in all 3.157 acres of land, more or less, of which 0.024 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 2017.

Prior Deed References – OR 211, Page 1602

17130-S Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
N89°36'40"E DIST: 435.66
PT: 2 N: 2.9570 E: 435.6500
N1°20'24"W DIST: 299.85
PT: 3 N: 302.7250 E: 428.6379
N89°37'53"E DIST: 365.00
PT: 4 N: 305.0732 E: 793.6303
S1°20'24"E DIST: 335.00
PT: 5 N: -29.8352 E: 801.4644
S89°37'53"W DIST: 800.66
PT: 6 N: -34.9862 E: 0.8210
N1°20'24"W DIST: 35.00
PT: 7 N: 0.0042 E: 0.0025

CLOSING BEARING/DISTANCE: S30°30'20"W DIST: 0.0049

MISCLOSURE: N: 0.0042 E: 0.0025

AREA: 3.157 ACRES



REFERENCE SURVEY VOL. C
PAGE 1667 IS THE CLERK OFFICE

2017