

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

**LEGAL DESCRIPTION OF A 3.072 ACRE PARCEL
FOR JAMES & ERIC SMALLEY**

Being a parcel of land situated in part of the Northwest Quarter of Section 34, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the intersection of the west line of Section 27, T-2-S, R-14-E, with the centerline of East Wyandot Ave., referenced by a found iron rod situated S 21° 11' 07" W a distance of 98.69 feet;

thence on an assumed bearing of N 72° 53' 01" E along the centerline of said East Wyandot Ave. a distance of 224.30 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by Realty Income Properties 9, LLC.;

thence S 03° 42' 27" E along said Realty Income Properties 9, LLC. a distance of 252.94 feet to a found iron rod marking a corner of said Realty Income Properties 9, LLC. parcel and the north line of said Section 34 also being the south line of said Section 27 and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a found iron rod a distance of 55.89 feet;

thence S 89° 31' 03" E along the north line of said Section 34 and the south line of said Section 27 a distance of 377.87 feet to a set iron rod;

thence S 00° 28' 57" W on a line a distance of 347.41 feet to a set iron rod;

thence N 89° 31' 03" W on a line a distance of 385.20 feet to a set iron rod;

thence N 00° 28' 57" E on a line a distance of 346.32 feet to a point on the south line of said Realty Income Properties 9, LLC. parcel, passing a set iron rod for reference a distance of 321.32 feet;

thence N 81° 58' 56" E along the south line of said Realty Income Properties 9, LLC. parcel a distance of 7.41 feet to the **POINT OF BEGINNING**.

Containing in all 3.072 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 July 2018.

Prior Deed References – OR 227, Page 2488, OR 228, Page 19

18068-S



PT: 1 N: 0.0000 E: 0.0000
S89°31'03"E DIST: 377.87
PT: 2 N: -3.1821 E: 377.8566
S0°28'57"W DIST: 347.41
PT: 3 N: -350.5798 E: 374.9310
N89°31'03"W DIST: 385.20
PT: 4 N: -347.3360 E: -10.2553
N0°28'57"E DIST: 346.32
PT: 5 N: -1.0282 E: -7.3389
N81°58'56"E DIST: 7.41
PT: 6 N: 0.0053 E: -0.0014

CLOSING BEARING/DISTANCE: S14°16'59"E DIST: 0.0055

MISCLOSURE: N: 0.0053 E: -0.0014

AREA: 3.072 ACRES



REFERENCE SURVEY VOL. C
PAGE 1694 IN THE TAX MAP OFFICE

"2018"