

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

**LEGAL DESCRIPTION OF A 2.233 ACRE PARCEL
FOR PATRICIA BARDON**

Being a parcel of land situated in part of the Northwest Quarter of Section 4 and part of the Northeast Quarter of Section 5, T-3-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 4 and the east quarter post of said Section 5 and the centerline of County Highway 55 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of $N 73^\circ 56' 37'' W$ along the centerline of said County Highway 55 a distance of 153.27 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by R. VanHorn, referenced by a found iron rod situated $N 00^\circ 52' 10'' W$ a distance of 20.91 feet;

thence $N 00^\circ 52' 10'' W$ along said R. VanHorn parcel a distance of 378.04 feet to a found iron rod marking a corner of said R. VanHorn parcel, passing the aforementioned found iron rod a distance of 20.91 feet;

thence $N 89^\circ 07' 50'' E$ on a line a distance of 240.83 feet to a set iron rod;

thence $S 00^\circ 02' 16'' E$ on a line and along a parcel of land now or formerly owned by E. Newman, Etal. a distance of 423.99 feet to a found MAG nail marking the east-west half section line of said Section 4 and the centerline of said County Highway 55, passing two found iron rods at distances of 163.99 feet and 398.99 feet respectively;

thence $S 89^\circ 57' 44'' W$ along the east-west half section line of said Section 4 and the centerline of said County Highway 55 a distance of 88.05 feet to the **POINT OF BEGINNING**.

Containing in all 2.233 acres of land, more or less, of which 0.122 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.

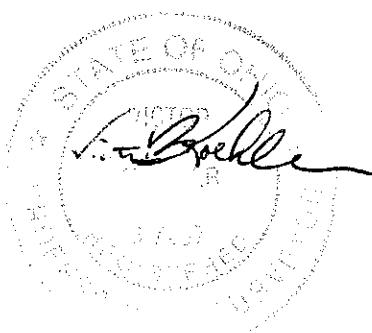
Bearings are assumed and are for angular measurement only.

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 December 2019.

Prior Deed References – DV 180, Page 796; OR 179, Page 334

19181-S



PT: 1 N: 0.0000 E: 0.0000
N73°56'37"W DIST: 153.27
PT: 2 N: 42.3919 E: -147.2909
N0°52'10"W DIST: 378.04
PT: 3 N: 420.3884 E: -153.0273
N89°07'50"E DIST: 240.83
PT: 4 N: 424.0428 E: 87.7749
S0°02'16"E DIST: 423.99
PT: 5 N: 0.0529 E: 88.0545
S89°57'44"W DIST: 88.05
PT: 6 N: -0.0052 E: 0.0045

CLOSING BEARING/DISTANCE: N40°56'06"W DIST: 0.0069

MISCLOSURE: N: -0.0052 E: 0.0045

AREA: 2.233 ACRES



REFERENCE SURVEY VOL. C

PAGE 1750 IN THE TAX MAP OFFICE

"2019"