

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

**LEGAL DESCRIPTION OF A 5.001 ACRE PARCEL
FOR MIKE BLAIR**

Being a parcel of land situated in part of the Northwest Quarter of Section 19, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the intersection of the west line of Section 18, T-1-S, R-13-E, Crawford Township and the northly Limited Access Right-of-Way Line of U. S. Route 15;

thence on an assumed bearing of S 60° 46' 24" E along said Limited Access Right-of-way line of U. S. Route 15 a distance of 511.61 feet to a point marking a corner of a parcel of land now or formerly owned by L. & S. Phillips, Trustees and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron pipe situated N 00° 32' 24" W a distance of 0.42 feet;

thence N 00° 32' 24" W along said L. & S. Phillips, Trustee parcel a distance of 102.14 feet to a set MAG nail marking the centerline of Township Highway 20, passing the aforementioned found iron pipe a distance of 0.42 feet and a set iron rod a distance of 52.14 feet;

thence along the centerline of said Township Highway 20 on a curve to the left a distance of 553.58 feet, said curve having a chord of 551.65 feet and a chord bearing of S 83° 18' 20" E to a set MAG nail, referenced by a found iron rod situated S 69° 43' 08" E a distance of 49.56 feet;

thence N 88° 23' 26" E along the centerline of said Township Highway 20 a distance of 46.33 feet to a point being the northwest corner of a parcel of land now or formerly owned by J. Blair Properties, LLC, referenced by a found iron rod S 00° 31' 12" E a distance of 18.48 feet;

thence S 00° 31' 12" E along said J. Blair Properties, LLC parcel a distance of 160.48 feet to a found iron rod marking the southwest corner of said J. Blair Properties, LLC parcel;

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thence N 89° 28' 48" E along said J. Blair Properties, LLC parcel a distance of 268.90 feet to found iron rod marking the southeast corner of said J. Blair Properties, LLC parcel;

thence N 00° 31' 12" W along said J. Blair Properties, LLC parcel a distance of 162.00 feet to a found MAG nail marking northeast corner of said J. Blair Properties, LLC parcel and centerline of said Township Highway 20, passing a found iron rod a distance of 142.00 feet;

thence N 89° 28' 48" E along the centerline of said Township Highway 20 a distance of 15.52 feet to a set MAG nail, referenced by a set iron rod situated S 00° 31' 12" E a distance of 24.71 feet;

thence S 00° 31' 12" E on a line a distance of 537.01 feet to a set iron rod marking the Limited Access Right-of-Way line of said U. S. Route 15, passing the aforementioned set iron rod a distance of 24.71 feet;

thence N 60° 46' 24" W along said Limited Access Right-of-Way line of said U. S. Route 15 a distance of 1011.25 feet to the **POINT OF BEGINNING**.

Containing in all 5.001 acres of land, more or less, of which 0.747 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 February 2020.

Prior Deed References – OR 196, Page 1232

20002-S



PT: 1 N: 0.0000 E: 0.0000
N0°32'24"W DIST: 102.14
PT: 2 N: 102.1355 E: -0.9626
DELTA = 16°36'27" R = 1909.8600 L = 553.58 CH = 551.6500 CHD BRG = S83°18'20"E
PT: 4 N: 37.8272 E: 546.9262
N88°23'26"E DIST: 46.33
PT: 5 N: 39.1284 E: 593.2379
S0°31'12"E DIST: 160.48
PT: 6 N: -121.3450 E: 594.6944
N89°28'48"E DIST: 268.90
PT: 7 N: -118.9045 E: 863.5833
N0°31'12"W DIST: 162.00
PT: 8 N: 43.0888 E: 862.1130
N89°28'48"E DIST: 15.52
PT: 9 N: 43.2296 E: 877.6324
S0°31'12"E DIST: 537.01
PT: 10 N: -493.7582 E: 882.5061
N60°46'24"W DIST: 1011.25
PT: 11 N: 0.0006 E: -0.0067

CLOSING BEARING/DISTANCE: S84°37'36"E DIST: 0.0067

MISCLOSURE: N: 0.0006 E: -0.0067

AREA: 5.001 ACRES



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