

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

**LEGAL DESCRIPTION OF A 31.000 ACRE PARCEL
FOR SANDHILL ACRES, LLC**

Being a parcel of land situated in part of the Southwest Quarter of Section 2, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the southwest corner of said Section 2 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 00° 02' 54" W along the west line of said Section 2 a distance of 1644.88 feet to a found MAG nail marking the centerline of County Highway 5, passing a set iron rod a distance of 1613.90 feet;

thence N 75° 31' 41" E along the centerline of said County Highway 5 a distance of 794.98 feet to a set MAG nail;

thence S 00° 02' 54" E on a line a distance of 1862.90 feet to a set iron rod marking the south line of said Section 2, passing a set iron rod a distance of 30.98 feet;

thence N 88° 33' 37" W along the south line of said Section 2 a distance of 770.18 feet to the **POINT OF BEGINNING**.

Containing in all 31.000 acres of land, more or less, of which 0.548 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 October 2021.

Prior Deed References – OR 143, Page 669

21131-S

REFERENCE SURVEY VOL. C
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"2021"



PT: 1 N: 0.0000 E: 0.0000
N0°02'54"W DIST: 1644.88
PT: 2 N: 1644.8794 E: -1.3876
N75°31'41"E DIST: 794.98
PT: 3 N: 1843.5496 E: 768.3678
S0°02'54"E DIST: 1862.90
PT: 4 N: -19.3497 E: 769.9393
N88°33'37"W DIST: 770.18
PT: 5 N: 0.0012 E: 0.0024

CLOSING BEARING/DISTANCE: S63°01'08"W DIST: 0.0027

MISCLOSURE: N: 0.0012 E: 0.0024

AREA: 31.000 ACRES



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