

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

**LEGAL DESCRIPTION OF A 1.198 ACRE PARCEL
FOR TIM VAUGHN**

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

Commencing at a found stone marking the center of said Section 13;

thence on an assumed bearing of S 89° 33' 43" E along the east-west half section line of said Section 13 to a point marking the occupied west line of the east half of the southeast quarter of said Section 13 and the west line of a parcel of land now or formerly owned by H. Stover, referenced by a stone found bearing N 00° 55' 39" E a distance of 4.22 feet;

thence S 00° 43' 07" E along the occupied west line of the east half of the southeast quarter of said Section 13 and the west line of said H. Stover parcel a distance of 739.14 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing S 00° 43' 07" E along the occupied west line of the east half of the southeast quarter of said Section 13 and the west line of said H. Stover parcel a distance of 264.00 feet to a found iron rod marking the northeast corner of a parcel of land now or formerly owned by T. Vaughn;

thence N 88° 08' 22" W along the north line of said T. Vaughn parcel a distance of 250.00 feet to a set iron rod;

thence N 00° 43' 07" W on a line a distance of 154.00 feet to a set iron rod;

thence N 67° 42' 27" E on a line a distance of 268.56 feet to the **POINT OF BEGINNING**.

Containing in all 1.198 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 January 2022.

Prior Deed References - OR 220, Page 888; OR 268, Page 2851.

22001-S



PT: 1 N: 0.0000 E: 0.0000
S0°43'07"E DIST: 264.00
PT: 2 N: -263.9792 E: 3.3110
N88°08'22"W DIST: 250.00
PT: 3 N: -255.8625 E: -246.5572
N0°43'07"W DIST: 154.00
PT: 4 N: -101.8746 E: -248.4886
N67°42'27"E DIST: 268.56
PT: 5 N: -0.0003 E: -0.0009

CLOSING BEARING/DISTANCE: N69°39'31"E DIST: 0.0010

MISCLOSEURE: N: -0.0003 E: -0.0009

AREA: 1.198 ACRES



REFERENCE SURVEY VOL _____
PAGE 1832 IN THE TAX MAP OFFICE

(2022)