

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

LEGAL DESCRIPTION OF A 5.950 ACRE PARCEL
FOR R. VAUGHN & R. FLEECE

Being a parcel of land situated in part of the Northwest Quarter of Section 24, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron pipe marking the center of said Section 24;

thence on an assumed bearing of N 00° 14' 37" W along the north-south half section line of said Section 24 a distance of 40.96 feet to a found MAG nail marking the intersection of the north-south half section line of said Section 24 and the centerline of State Highway 103;

thence along the centerline of said State Highway 103 on a curve to the right a distance of 742.29 feet, having a chord of 737.62 feet and a chord bearing of N 66° 39' 25" W to a found MAG nail, referenced by a found iron rod situated N 34° 28' 38" E a distance of 30.00 feet;

thence N 55° 31' 22" W along the centerline of said State Highway 103 a distance of 240.61 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 17° 56' 30" E a distance of 31.29 feet;

thence continuing N 55° 31' 22" W along the centerline of said State Highway 103 a distance of 53.20 feet to a set MAG;

thence N 17° 56' 30" E on a line a distance of 606.34 feet to a set iron rod, passing a set iron rod a distance of 31.29 feet;

thence N 77° 32' 45" W on a line a distance of 377.62 feet to set iron rod;

thence N 48° 54' 26" E on a line a distance of 647.00 feet to a set iron rod;

thence S 83° 08' 01" E on a line a distance of 157.90 feet to a set iron rod;

thence S 17° 29' 41" E on a line a distance of 305.04 feet to a set iron rod;

thence S 36° 52' 41" W on a line a distance of 298.16 feet to a set iron rod;

thence N 77° 32' 45" W on a line a distance of 141.72 feet to a set iron rod;

thence S 17° 56' 30" W on a line a distance of 626.38 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 595.09 feet.

Containing in all 5.950 acres of land, more or less, of which 0.037 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 March 2022.

Prior Deed References – OR 263, Page 1043

22061-S



PT: 1 N: 0.0000 E: 0.0000
N55°31'22"W DIST: 53.20
PT: 2 N: 30.1154 E: -43.8555
N17°56'30"E DIST: 606.34
PT: 3 N: 606.9695 E: 142.9267
N77°32'45"W DIST: 377.62
PT: 4 N: 688.4064 E: -225.8075
N48°54'26"E DIST: 647.00
PT: 5 N: 1113.6668 E: 261.8016
S83°08'01"E DIST: 157.90
PT: 6 N: 1094.7891 E: 418.5691
S17°29'41"E DIST: 305.04
PT: 7 N: 803.8588 E: 510.2696
S36°52'41"W DIST: 298.16
PT: 8 N: 565.3563 E: 331.3397
N77°32'45"W DIST: 141.72
PT: 9 N: 595.9195 E: 192.9545
S17°56'30"W DIST: 626.38
PT: 10 N: -0.0001 E: -0.0010

CLOSING BEARING/DISTANCE: N84°55'59"E DIST: 0.0010

MISCLOSURE: N: -0.0001 E: -0.0010

AREA: 5.950 ACRES



REFERENCE SURVEY VOL. C

PAGE 1838 IN THE TAX MAP OFFICE

"2022"