

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

**LEGAL DESCRIPTION OF A 0.292 ACRE PARCEL
FOR JASON FAGAN**

Being a parcel of land situated in part of Lot #4 of C. Y. Pierson's Subdivision in Section 6, T-3-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 6, the northwest corner of said Lot #4 of C. Y. Pierson's Subdivision and the intersection of the centerlines of State Highway 53 and County Highway 110;

thence on an assumed bearing of S 00° 02' 07" E along the west line of said Section 6, the west line of said Lot #4 of C. Y. Pierson's Subdivision and the centerline of said County Highway 110 a distance of 330.13 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 89° 51' 24" E on a line a distance of 190.91 feet to a set iron rod marking the east line of said Lot #4, passing a set iron rod a distance of 30.00 feet;

thence S 00° 09' 02" E along the east line of said Lot #4 a distance of 66.58 feet to a set iron rod, marking a corner of a parcel of land now or formerly owned by J. & H. Fagan;

thence S 89° 52' 49" W along said J. & H. Fagan parcel a distance of 191.04 feet to a set MAG nail marking the west line of said Section 6, the west line of said Lot #4 and the centerline of said County Highway 110, passing a set iron rod a distance of 161.04 feet;

thence N 00° 02' 07" W along the west line of said Section 6, the west line of said Lot #4 and the centerline of said County Highway 110 a distance of 66.50 feet to the **POINT OF BEGINNING**.

Containing in all 0.292 acres of land, more or less, of which 0.046 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 August 2022.

Prior Deed References – DV 211, Page 921

22119-S



PT: 1 N: 0.0000 E: 0.0000
N89°51'24"E DIST: 190.91
PT: 2 N: 0.4776 E: 190.9094
S0°09'02"E DIST: 66.58
PT: 3 N: -66.1022 E: 191.0844
S89°52'49"W DIST: 191.04
PT: 4 N: -66.5014 E: 0.0448
N0°02'07"W DIST: 66.50
PT: 5 N: -0.0014 E: 0.0038

CLOSING BEARING/DISTANCE: N70°08'17"W DIST: 0.0041

MISCLOSURE: N: -0.0014 E: 0.0038

AREA: 0.292 ACRES



REFERENCE SURVEY VOL. C
PAGE 1853 IN THE TAX MAP OFFICE
"2022"