

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 1.812 ACRE PARCEL
FOR DEVIN SIZEMORE**

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

Commencing at the center of said Section 24, referenced by a found iron pipe situated N 00° 54' 09" E a distance of 11.29 feet;

thence on an assumed bearing of S 88° 57' 38" E along the east-west half section line of said Section 24 a distance of 1029.66 feet to a point, referenced by a found iron rod situated N 00° 37' 21" E a distance of 39.38 feet;

thence N 00° 37' 21" E along the east line of a parcel of land now or formerly owned by Christie J. Crates, Trustee a distance of 4.38 feet to a found MAG nail marking the current centerline of State Highway 103 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 00° 37' 21" E a distance of 35.00 feet;

thence N 00° 37' 21" E along said Christie J Crates, Trustee parcel extended a distance of 402.10 feet to a found iron rod, passing the aforementioned found iron rod a distance of 35.00 feet;

thence S 89° 23' 00" E on a line a distance of 200.00 feet to a found iron rod;

thence S 00° 37' 21" W on a line a distance of 200.00 feet to a found iron rod;

thence N 89° 23' 00" W on a line a distance of 16.50 feet to a found iron rod;

thence S 00° 37' 21" W on a line a distance of 77.70 feet to found iron rod;

thence S 88° 29' 53" E on a line a distance of 6.50 feet to a found MAG nail;

thence N 64° 05' 14" E on a line a distance of 63.00 feet to a set iron rod;

thence S 85° 24' 51" E on a line a distance of 31.00 feet to a set iron rod;

thence S 00° 37' 21" W on a line a distance of 27.00 feet to a set iron rod;
thence N 85° 24' 51" W on a line a distance of 46.42 feet to a set iron rod;
thence S 48° 39' 11" W on a line a distance of 55.12 feet to a set iron rod;
thence S 00° 37' 21" W on a line a distance of 40.35 feet to a found iron rod marking the former centerline of said State Highway 103;
thence S 48° 39' 11" W along said former centerline of State Highway 103 a distance of 76.80 feet to a found MAG nail marking the current centerline of said State Highway 103;
thence N 88° 29' 53" W along the current centerline of said State Highway 103 a distance of 132.91 feet to the **POINT OF BEGINNING**.

Containing in all 1.812 acres of land, more or less, of which 0.155 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 April 2024.

Prior Deed References – OR 235, Page 2136

23046-S2



PT: 1 N: 0.0000 E: 0.0000
N0°37'21"E DIST: 402.10
PT: 2 N: 402.0763 E: 4.3686
S89°23'00"E DIST: 200.00
PT: 3 N: 399.9237 E: 204.3570
S0°37'21"W DIST: 200.00
PT: 4 N: 199.9355 E: 202.1841
N89°23'00"W DIST: 16.50
PT: 5 N: 200.1131 E: 185.6851
S0°37'21"W DIST: 77.70
PT: 6 N: 122.4177 E: 184.8409
S88°29'53"E DIST: 6.50
PT: 7 N: 122.2473 E: 191.3387
N64°05'14"E DIST: 63.00
PT: 8 N: 149.7785 E: 248.0047
S85°24'51"E DIST: 31.00
PT: 9 N: 147.3000 E: 278.9054
S0°37'21"W DIST: 27.00
PT: 10 N: 120.3016 E: 278.6121
N85°24'51"W DIST: 46.42
PT: 11 N: 124.0130 E: 232.3407
S48°39'11"W DIST: 55.12
PT: 12 N: 87.5997 E: 190.9608
S0°37'21"W DIST: 40.35
PT: 13 N: 47.2521 E: 190.5225
S48°39'11"W DIST: 76.80
PT: 14 N: -3.4833 E: 132.8669
N88°29'53"W DIST: 132.91
PT: 15 N: 0.0004 E: 0.0026

CLOSING BEARING/DISTANCE: S80°38'14"W DIST: 0.0026

MISCLOSURE: N: 0.0004 E: 0.0026

AREA: 1.812 ACRES

REFERENCE SURVEY VOL. C
PAGE 1912 IN THE TAX MAP OFFICE

"2024"

