

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 13.870 ACRE PARCEL
FOR LEE BAUBLITZ.**

Being a parcel of land situated in part of the Northwest Quarter of Section 26, T-2-S R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the east-west half section line and the east line of the west half of the northwest quarter of said Section 26 and the centerline of Township Highway 124 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 89° 35' 00" E a distance of 20.00 feet;

thence on an assumed bearing of N 00° 35' 54" W along the east line of the west half of the northwest quarter of said Section 26 and the centerline of said Township Highway 124 a distance of 512.96 feet to a set MAG nail;

thence N 50° 51' 17" E on a line a distance of 438.22 feet to a set iron rod, passing a set iron rod a distance of 21.89 feet;

thence N 87° 39' 10" E on a line a distance of 481.13 feet to a set iron rod marking the west line of a parcel of land now or formerly owned by J & J Investment Properties, LTD.;

thence S 00° 24' 59" E along said J & J Investment Properties, LTD. parcel and a parcel of land now or formerly owned by F. Zarazua a distance of 803.33 feet to found iron rod marking the east-west half section line of said Section 26, passing a found iron rod a distance of 141.39 feet;

thence S 89° 35' 00" W along the east-west half section line of said Section 26 a distance of 821.09 feet to the **POINT OF BEGINNING**.

Containing in all 13.870 acres of land, more or less, of which 0.239 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 2024.

Prior Deed References – OR 231, Page 960

24056-S



PT: 1 N: 0.0000 E: 0.0000
N0°35'54"W DIST: 512.96
PT: 2 N: 512.9320 E: -5.3567
N50°51'17"E DIST: 438.22
PT: 3 N: 789.5754 E: 334.5039
N87°39'10"E DIST: 481.13
PT: 4 N: 809.2803 E: 815.2302
S0°24'59"E DIST: 803.33
PT: 5 N: 5.9715 E: 821.0682
S89°35'00"W DIST: 821.09
PT: 6 N: 0.0004 E: -0.0001

CLOSING BEARING/DISTANCE: S10°11'30"E DIST: 0.0004

MISCLOSURE: N: 0.0004 E: -0.0001

AREA: 13.870 ACRES



REFERENCE SURVEY VOL. C
PAGE 1918 IN THE TAX MAP OFFICE

2024