

KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 126.526 ACRE PARCEL
FOR DENNIS E. PFEIFER**

Being a parcel of land situated in part of the Southeast Quarter of Section 26, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said Section 26 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 03' 58" E along the north-south half section line a distance of 1434.70 feet to a point on the centerline of Tymochtee Creek, passing a set iron rod a distance of 1374.70 feet;

thence S 46° 03' 09" E along the centerline of Tymochtee Creek a distance of 56.08 feet to a point referenced by a set iron rod situated S 46° 52' 52" E a distance of 95.00 feet;

thence N 44° 05' 08" E along the centerline of Tymochtee Creek a distance of 518.53 feet to a point referenced by a set iron rod situated S 30° 17' 24" E a distance of 90.00 feet;

thence N 61° 54' 32" E along the centerline of Tymochtee Creek a distance of 719.80 feet to a point referenced by a set iron rod situated S 57° 15' 49" E a distance of 70.00 feet;

thence N 34° 11' 42" E along the centerline of Tymochtee Creek a distance of 650.89 feet to a point on the east-west half section line of said Section 26 and marking the southwest corner of a parcel of land currently owned by Dennis E. Pfeifer (OR 33, Pg. 72);

thence N 89° 47' 31" E along said east-west half section line a distance of 1287.19 feet to a found stone marking the east quarter post of said Section 26, passing a set iron rod for reference a distance of 63.66 feet;

thence S 00° 22' 25" E along the east line of said Section 26 a distance of 1182.26 feet to a point marking the northeast corner of a parcel of land currently owned by Charles K. Courtad, et ux;

thence S 89° 22' 06" W along the north line of said Courtad parcel a distance of 147.02 feet to a found iron pipe marking a corner of said Courtad parcel, passing a found iron pipe for reference a distance of 2.33 feet;

thence S 00° 25' 51" E along a line of said Courtad parcel a distance of 91.35 feet to a found iron pipe marking a corner of said Courtad parcel;

thence N 89° 43' 37" W along a line of said Courtad parcel a distance of 23.00 feet to a found iron pipe marking a corner of said Courtad parcel;

thence S 00° 36' 32" E along a line of said Courtad parcel a distance of 800.82 feet to a set MAG nail on the centerline of County Highway 29, passing a found iron pipe a distance of 779.04 feet;

thence S 66° 09' 40" W along said centerline a distance of 1404.78 feet to a set iron rod;

thence S 89° 41' 56" W along said centerline a distance of 1252.75 feet to the **POINT OF BEGINNING**.

Containing in all 127.125 acres of land, more or less, being subject to all legal highways and easements of record.

EXCEPTING from above the following described parcel of land;

Being a parcel of land situated in part of the Southeast Quarter of Section 26, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said Section 26;

thence on an assumed bearing of N 89° 41' 56" E along the south line of said Section 26 a distance of 1353.94 feet to a set iron rod, passing a set iron rod a distance of 1252.75;

thence N 00° 07' 51" W a distance of 1187.28 feet to a found iron rod marking the southwest corner of a parcel of land currently owned by The Wyandot County Historical Society and being the **POINT OF BEGINNING**;

thence continuing N 00° 07' 51" W along the west line of said Wyandot County Historical Society and the west line of a parcel of land currently owned by the Crawford Township Trustees a distance of 269.82 feet to a found iron rod marking the northwest corner of said Crawford Township Trustees parcel;

thence S 73° 30' 19" E along a line of said Crawford Township Trustees parcel a distance of 204.00 feet to a set iron rod marking a corner of said Crawford Township Trustees parcel;

thence S 16° 29' 41" W along a line of said Crawford Township Trustees parcel a distance of 99.00 feet to a set iron rod marking a corner of said Crawford Township Trustees parcel;

thence N 73° 30' 19" W along a line of said Crawford Township Trustees parcel a distance of 122.26 feet to a found iron rod marking a corner of said Crawford Township Trustees parcel;

thence S 00° 07' 51" E along a line of said Crawford Township Trustees parcel a distance of 131.57 feet to a point marking a corner of said Crawford Township Trustees parcel;

thence S 89° 52' 09" W along a line of said Crawford Township Trustees parcel a distance of 30.00 feet to a found iron rod marking the northeast corner of said Wyandot County Historical Society parcel;

thence S 00° 07' 51" E along the east line of said Wyandot County Historical Society parcel a distance of 20.00 feet to a found iron rod marking the southeast corner of said Wyandot County Historical Society parcel;

thence S 89° 52' 09" W along the south line of said Wyandot County Historical Society parcel a distance of 20.00 feet to the **POINT OF BEGINNING**.

Said exception containing in all 0.599 acre of land, more or less.

CONTAINING AFTER SAID EXCEPTION 126.526 acres of land, more or less, of which 0.955 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 May, 2001.

Prior Deed Reference – Volume 205, Page 172.

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