

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

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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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