

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

**LEGAL DESCRIPTION OF A 33.661 ACRE PARCEL
FOR JOE & JANE HIGGINS**

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

Commencing at a found iron pipe marking the south quarter post of said Section 26; thence on an assumed bearing of N 87° 40' 00" W along the south line of said Section 26 and the centerline of Township Highway 29 a distance of 752.92 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 04° 09' 00" E a distance of 30.02 feet; thence continuing N 87° 40' 00" W along the south line of said Section 26 and the centerline of Township Highway 29 a distance of 896.94 feet to a set MAG nail marking the southeast corner of a parcel of land now or formerly owned by K. Fox, referenced by a set iron rod situated N 02° 31' 43" E a distance of 30.00 feet; thence N 02° 31' 43" E along said Fox parcel, passing two set iron rods for reference a distance of 30.00 feet and 813.95 feet respectively, a total distance of 1253.95 feet to a point on or near the centerline of the Tymochtee Creek, referenced by a found iron rod situated N 02° 31' 43" E a distance of 33.77 feet; thence N 88° 42' 11" E on or near the centerline of said Tymochtee Creek a distance of 108.73 feet to point, referenced by a found iron rod situated N 04° 54' 52" E a distance of 40.00 feet; thence S 83° 45' 12" E on or near the centerline of said Tymochtee Creek a distance of 506.03 feet to point, referenced by a found iron rod situated S 83° 24' 44" E a distance of 100.00 feet; thence S 67° 05' 36" E on or near the centerline of said Tymochtee Creek a distance of 115.12 feet to point, referenced by a found iron rod situated N 11° 21' 37" W a distance of 34.00 feet;

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thence N 85° 17' 09" E on or near the centerline of said Tymochtee Creek a distance of 114.59 feet to point, referenced by a found iron rod situated N 09° 33' 03" W a distance of 30.00 feet;

thence N 58° 10' 55" E on or near the centerline of said Tymochtee Creek a distance of 610.83 feet to a point, referenced by a found iron rod situated N 02° 38' 13" E a distance of 40.00 feet;

thence S 86° 25' 32" E on or near the centerline of said Tymochtee Creek a distance of 88.10 feet to a point marking the northwest corner of a parcel of land now or formerly owned by P. Higgins, referenced by a found iron rod situated N 62° 10' 08" W a distance of 97.35 feet;

thence S 14° 01' 31" W along said P. Higgins parcel a distance of 954.80 feet to a set iron rod, passing a set iron rod for reference a distance of 350.00 feet;

thence S 77° 31' 03" W on a line a distance of 337.00 feet to a set iron rod;

thence S 04° 09' 00" W on a line a distance of 520.00 feet to the **POINT OF BEGINNING**, passing two set iron rods at a distance of 230.55 feet and 489.98 feet respectively.

Containing in all 33.661 acres of land, more or less, of which, 0.618 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 December 2018.

Prior Deed References – DV 141, Page 401

18172-S Tract 3



PT: 1 N: 0.0000 E: 0.0000
N87°40'00"W DIST: 896.94
PT: 2 N: 36.5172 E: -896.1963
N2°31'43"E DIST: 1253.95
PT: 3 N: 1289.2463 E: -840.8742
N88°42'11"E DIST: 108.73
PT: 4 N: 1291.7072 E: -732.1721
S83°45'12"E DIST: 506.03
PT: 5 N: 1236.6466 E: -229.1466
S67°05'36"E DIST: 115.12
PT: 6 N: 1191.8383 E: -123.1049
N85°17'09"E DIST: 114.59
PT: 7 N: 1201.2559 E: -8.9025
N58°10'55"E DIST: 610.83
PT: 8 N: 1523.2999 E: 510.1359
S86°25'32"E DIST: 88.10
PT: 9 N: 1517.8073 E: 598.0646
S14°01'31"W DIST: 954.80
PT: 10 N: 591.4709 E: 366.6688
S77°31'03"W DIST: 337.00
PT: 11 N: 518.6312 E: 37.6348
S4°09'00"W DIST: 520.00
PT: 12 N: -0.0053 E: 0.0035

CLOSING BEARING/DISTANCE: N33°31'30"W DIST: 0.0064

MISCLOSURE: N: -0.0053 E: 0.0035

AREA: 33.661 ACRES



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**LEGAL DESCRIPTION OF A 1.992 ACRE PARCEL
FOR JOE & JANE HIGGINS**

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

Commencing at a found iron pipe marking the south quarter post of said Section 26; thence on an assumed bearing of N 87° 40' 00" W along the south line of said Section 26 and the centerline of Township Highway 29 a distance of 752.92 feet to a set MAG nail, referenced by a set iron rod situated N 04° 09' 00" E a distance of 30.02 feet; thence N 04° 09' 00" E on a line a distance of 289.45 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing the aforementioned set iron rod a distance on 30.02 feet; thence continuing N 04° 09' 00" E on a line a distance of 230.55 feet to a set iron rod; thence N 77° 31' 03" E on a line a distance of 337.00 feet to a set iron rod marking the west line of a parcel of land now or formerly owned by P. Higgins; thence S 14° 01' 31" W along said P. Higgins parcel a distance of 52.00 feet to the northwest corner of a parcel of land now or formerly owned by S. & L. Reinschell, referenced by a found iron pipe situated N 52° 41' 09" W a distance of 1.08 feet; thence S 02° 37' 15" W along the west line of said Reinschell parcel a distance of 266.02 feet to a found iron pipe marking the northeast corner of a parcel of land now or formerly owned by E. & T. Higgins; thence N 87° 36' 32" W along said E. & T. Higgins parcel a distance of 175.00 feet to a found iron pipe marking the northwest corner of said E. & T. Higgins parcel; thence continuing N 87° 36' 32" W on a line a distance of 146.23 feet to the **POINT OF BEGINNING**.

Containing in all 1.992 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

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Tract 1 (1.992A) 2019

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 December 2018.

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18172-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
N4°09'00"E DIST: 230.55
PT: 2 N: 229.9455 E: 16.6844
N77°31'03"E DIST: 337.00
PT: 3 N: 302.7852 E: 345.7184
S14°01'31"W DIST: 52.00
PT: 4 N: 252.3353 E: 333.1162
S2°37'15"W DIST: 266.02
PT: 5 N: -13.4064 E: 320.9521
N87°36'32"W DIST: 321.23
PT: 6 N: -0.0045 E: 0.0018

CLOSING BEARING/DISTANCE: N22°09'48"W DIST: 0.0048

MISCLOSURE: N: -0.0045 E: 0.0018

AREA: 1.992 ACRES



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**LEGAL DESCRIPTION OF A 0.997 ACRE PARCEL
FOR JOE & JANE HIGGINS**

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

Commencing at a found iron pipe marking the south quarter post of said Section 26;

thence on an assumed bearing of N 87° 40' 00" W along the south line of said Section 26 and the centerline of Township Highway 29 a distance of 598.92 feet to a point marking the southwest corner of a parcel of land now or formerly owned by E. & T. Higgins and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron pipe situated N 02° 36' 44" E a distance of 23.76 feet;

thence continuing N 87° 40' 00" W along the south line of said Section 26 and the centerline of said Township Highway 29 a distance of 154.00 feet to a set MAG nail, referenced by a set iron rod situated N 04° 09' 00" E a distance of 30.02 feet

thence N 04° 09' 00" E on a line a distance of 289.45 feet to a set iron rod, passing the aforementioned set iron rod a distance of 30.02 feet;

thence S 87° 36' 32" E on a line a distance of 146.23 feet to a found iron pipe marking the northwest corner of said E. & T. Higgins parcel;

thence S 02° 36' 44" W along the west line of said E. & T. Higgins parcel a distance of 289.16 feet to the **POINT OF BEGINNING**, passing two found iron pipes at distances of 40.13 feet and 265.40 feet respectively.

Containing in all 0.997 acres of land, more or less, of which 0.106 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.

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Tract 2 (0.997A) "2019"

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in December 2018.

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18172-S Tract 2 Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
N87°40'00"W DIST: 154.00
PT: 2 N: 6.2698 E: -153.8723
N4°09'00"E DIST: 289.45
PT: 3 N: 294.9609 E: -132.9254
S87°36'32"E DIST: 146.23
PT: 4 N: 288.8601 E: 13.1772
S2°36'44"W DIST: 289.16
PT: 5 N: 0.0005 E: -0.0015

CLOSING BEARING/DISTANCE: S70°31'28"E DIST: 0.0016

MISCLOSURE: N: 0.0005 E: -0.0015

AREA: 0.997 ACRES

V. K. Kehler

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