

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

**LEGAL DESCRIPTION OF A 37.673 ACRE PARCEL
FOR TIM VAUGHN**

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

Commencing at a found iron pipe marking the center of said Section 24;

thence on an assumed bearing of N 00° 14' 37" W along the north-south half section line of said Section 24 a distance of 40.96 feet to a set MAG nail marking the intersection of the north-south half section line of said Section 24 and the centerline of State Highway 103 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence along the centerline of said State Highway 103 on a curve to the right a distance of 742.29 feet, having a chord of 737.62 feet and a chord bearing of N 66° 39' 25" W to a set MAG nail, referenced by a set iron rod situated N 34° 28' 38" E a distance of 30.00 feet;

thence N 55° 31' 22" W along the centerline of said State Highway 103 a distance of 535.03 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by B. Myers & T. Gerken, referenced by a found iron pipe situated N 04° 14' 17" E a distance of 23.49 feet;

thence N 04° 14' 17" E along said B. Myers & T. Gerken parcel a distance of 290.45 feet to a found iron pipe marking a corner of said B. Myers & T. Gerken parcel; passing the aforementioned found iron pipe a distance of 23.49 feet;

thence N 03° 41' 23" W along said B. Myers & T. Gerken parcel a distance of 135.15 feet to a found iron rod marking a corner of said B. Myers & T. Gerken parcel;

thence N 85° 52' 04" W along the north line of said B. Myers & T. Gerken parcel a distance of 228.26 feet to found MAG nail marking the centerline of Township Highway 106, passing a found iron rod a distance of 208.21 feet;

thence N 00° 11' 29" E along the centerline of said Township Highway 106 a distance of 121.44 feet to a set MAG nail, referenced by a set iron rod situated N 55° 30' 18" E a distance of 24.32 feet;

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Tract 2 (37.673A) "2020"

thence N 55° 30' 18" E on a line a distance of 1606.45 feet to a set iron rod marking the north-south half section line of said Section 24, passing the aforementioned set iron rod a distance of 24.32 feet;

thence S 00° 14' 37" E along the north-south half section line of said Section 24 a distance of 2067.36 feet to the **POINT OF BEGINNING**.

Containing in all 37.673 acres of land, more or less, of which 0.939 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 September 2020.

Prior Deed References – DV 178, Page 784; DV 194, Page 403

20153-S Tract 2



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PT: 1 N: 0.0000 E: 0.0000
DELTA = 22°16'07" R = 1909.86 L = 742.29 CH = 737.62 CHD = 737.62 CHD BRG = N66°39'25"W
PT: 2 N: 292.2713 E: -677.2450
N55°31'22"W DIST: 535.03
PT: 4 N: 595.1403 E: -1118.2977
N4°14'17"E DIST: 290.45
PT: 5 N: 884.7961 E: -1096.8332
N3°41'23"W DIST: 135.15
PT: 6 N: 1019.6659 E: -1105.5306
N85°52'04"W DIST: 228.26
PT: 7 N: 1036.1140 E: -1333.1972
N0°11'29"E DIST: 121.44
PT: 8 N: 1157.5533 E: -1332.7915
N55°30'18"E DIST: 1606.45
PT: 9 N: 2067.3411 E: -8.7946
S0°14'37"E DIST: 2067.36
PT: 10 N: -0.0002 E: -0.0046

CLOSING BEARING/DISTANCE: N87°05'23"E DIST: 0.0046

MISCLOSURE: N: -0.0002 E: -0.0046

AREA: 37.673 ACRES



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"2020"

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**LEGAL DESCRIPTION OF A 30.587 ACRE PARCEL
FOR TIM VAUGHN**

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

Commencing at a set iron rod marking the north quarter post of said Section 24 and being
the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 00° 14' 37" E along the north-south half section line
of said Section 24 a distance of 533.82 feet to set iron rod, passing a found wood post a
distance of 276.54 feet;

thence S 55° 30' 18" W on a line a distance of 1606.45 feet to a set MAG nail marking
the centerline of Township Highway 106, passing a set iron rod a distance of 1582.13
feet;

thence N 00° 11' 29" E along the centerline of said Township Highway 106 a distance of
141.23 feet to a found stone;

thence N 00° 13' 16" E along the centerline of said Township Highway 106 a distance of
1344.68 feet to a found monument box marking the northwest corner of the east half of
the northwest quarter of said Section 24;

thence S 88° 09' 33" E along the north line of said Section 24 a distance of 1316.75 feet
to the **POINT OF BEGINNING**.

Containing in all 30.587 acres of land, more or less, of which 0.679 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 September 2020.

REFERENCE SURVEY VOL. D
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Tract 1 (30.587A) 2020 "

Prior Deed References – DV 178, Page 784; DV 194, Page 403

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PT: 1 N: 0.0000 E: 0.0000
S0°14'37"E DIST: 533.82
PT: 2 N: -533.8152 E: 2.2697
S55°30'18"W DIST: 1606.45
PT: 3 N: -1443.6029 E: -1321.7272
N0°11'29"E DIST: 141.23
PT: 4 N: -1302.3737 E: -1321.2555
N0°13'16"E DIST: 1344.68
PT: 5 N: 42.2963 E: -1316.0662
S88°09'33"E DIST: 1316.75
PT: 6 N: -0.0018 E: 0.0043

CLOSING BEARING/DISTANCE: N67°07'00"W DIST: 0.0046

MISCLOSURE: N: -0.0018 E: 0.0043

AREA: 30.587 ACRES



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"2020"