

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 104.073 ACRE PARCEL
FOR RICHARD ERICKSON**

Being a parcel of land situated in the Northeast and Northwest Quarters of Section 33, T-3-S, R-14-E, Village of Harpster, Wyandot County, Ohio, and further described as follows:

Beginning at a found iron rod in a monument box marking the northeast corner of said Section 33 and the centerline of Beckett Drive and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 00° 07' 32" W along the east line of said Section 33 and the centerline of Beckett Drive a distance of 1900.92 feet to a set MAG nail, referenced by a found iron rod situated S 89° 35' 40" W a distance of 14.08 feet;

thence S 89° 35' 40" W on a line a distance of 14.08 feet to the aforementioned found iron rod marking the northeast corner of Lot #147 of the Wood & Harpster's Addition to the Village of Harpster and the southeast corner of a parcel of land now or formerly owned by M. Lucas, Etux.

thence N 00° 24' 20" W along said M. Lucas, Etux. parcel a distance of 10.00 feet to a found iron rod marking the northeast corner of said M. Lucas, Etux. parcel;

thence S 89° 35' 40" W along the north line of said M. Lucas, Etux. parcel a distance of 243.94 feet to a found iron rod marking the northwest corner said M. Lucas, Etux. parcel;

thence S 00° 24' 20" E along the west line of said M. Lucas, Etux. parcel and a parcel of land now or formerly owned by T. Beaschler a distance of 410.00 feet to a set iron rod marking the south line of vacated Maumee Street, passing found iron rods at distances of 10.00 feet and 220.00 feet, respectively;

thence S 89° 35' 40" W along the south line of said vacated Maumee Street a distance of 847.55 feet to a set iron rod marking the northeast corner of Lot #156 of Wood & Harpster's Addition to the Village of Harpster, passing found iron pipes at distances of 643.55 feet and 779.55 feet, respectively;

thence N 00° 24' 20" W along said vacated Maumee Street a distance of 80.00 feet to a set iron rod marking the southeast corner of Lot #139 of Wood & Harpster's Addition to the Village of Harpster and the southwest corner of a parcel of land now or formerly owned by C. Couch, Etux.;

thence N 89° 35' 40" E along said C. Couch, Etux. parcel a distance of 20.00 feet to a set iron rod marking the southeast corner of C. Couch, Etux. parcel;

thence N 00° 24' 20" W along said C. Couch, Etux. parcel a distance of 160.00 feet to a set iron rod marking the northeast corner of said C. Couch, Etux. parcel;

thence S 89° 35' 40" W along said C. Couch, Etux. parcel a distance of 20.00 feet to a set iron rod marking the east line of Lot #139 of said Wood & Harpster's Addition to the Village of Harpster and the southeast corner of a parcel of land now or formerly owned by B. Couch, Etux.;

thence N 00° 24' 20" W along the east line of said Lot #139 of said Wood & Harpster's Addition to the Village of Harpster and the east line of said B. Couch, Etux. parcel a distance of 220.00 feet to a set iron rod marking the northeast corner of said B. Couch, Etux. parcel;

thence S 89° 35' 40" W along the north line of said B. Couch, Etux. parcel a distance of 584.00 feet to a set iron rod marking the northwest corner of said B. Couch, Etux. parcel;

thence S 00° 24' 20" E along the west line of said B. Couch, Etux. parcel a distance of 60.00 feet to a set iron rod marking the north line of Lot #136 of said Wood & Harpster's Addition to the Village of Harpster;

thence S 89° 35' 40" W along the north line of said Lot #136 of said Wood & Harpster's Addition to the Village of Harpster, extended, a distance of 12.19 feet to a set iron rod marking the easterly right-of-way line of the CSX Transportation Railroad;

thence N 28° 56' 02" W along said easterly right-of-way line of said CSX Transportation Railroad a distance of 2165.38 feet to a set iron rod marking the north line of the northwest quarter of said Section 33;

thence N 89° 51' 55" E along the north line of the northwest quarter of said Section 33 a distance of 125.02 feet to a set iron rod marking the north quarter post of said Section 33;

thence N 89° 37' 01" E along the north line of the northeast quarter of said Section 33 a distance of 2628.53 feet to the **POINT OF BEGINNING.**

Containing in all 104.073 acres of land, more or less, of which 0.871 acres, 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 January, 2021.

Prior Deed References - DV 203, Page 90; DV 203, Page 829; DV 207, Page 361; OR 265, Page 568

20198-S



PT: 1 N: 0.0000 E: 0.0000
S0°07'32"W DIST: 1900.92
PT: 2 N: -1900.9154 E: -4.1656
S89°35'40"W DIST: 14.08
PT: 3 N: -1901.0151 E: -18.2452
N0°24'20"W DIST: 10.00
PT: 4 N: -1891.0153 E: -18.3160
S89°35'40"W DIST: 243.94
PT: 5 N: -1892.7420 E: -262.2499
S0°24'20"E DIST: 410.00
PT: 6 N: -2302.7317 E: -259.3478
S89°35'40"W DIST: 847.55
PT: 7 N: -2308.7309 E: -1106.8766
N0°24'20"W DIST: 80.00
PT: 8 N: -2228.7329 E: -1107.4429
N89°35'40"E DIST: 20.00
PT: 9 N: -2228.5913 E: -1087.4434
N0°24'20"W DIST: 160.00
PT: 10 N: -2068.5953 E: -1088.5759
S89°35'40"W DIST: 20.00
PT: 11 N: -2068.7369 E: -1108.5754
N0°24'20"W DIST: 220.00
PT: 12 N: -1848.7424 E: -1110.1326
S89°35'40"W DIST: 584.00
PT: 13 N: -1852.8761 E: -1694.1180
S0°24'20"E DIST: 60.00
PT: 14 N: -1912.8746 E: -1693.6933
S89°35'40"W DIST: 12.19
PT: 15 N: -1912.9609 E: -1705.8830
N28°56'02"W DIST: 2165.38
PT: 16 N: -17.8668 E: -2753.4940
N89°51'55"E DIST: 125.02
PT: 17 N: -17.5728 E: -2628.4744
N89°37'01"E DIST: 2628.53
PT: 18 N: 0.0003 E: -0.0031

CLOSING BEARING/DISTANCE: S84°42'36"E DIST: 0.0032

MISCLOSURE: N: 0.0003 E: -0.0031

AREA: 104.073 ACRES



REFERENCE SURVEY VOL. D
PAGE 654 IN THE TAX MAP OFFICE
"2021"