

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

**LEGAL DESCRIPTION OF A 11.428 ACRE PARCEL
FOR JAMES LESSIG ESTATE**

Being a parcel of land situated in part of the Southeast Quarter of Section 33, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of the west half of the southeast quarter of said Section 33 and the centerline of Township Highway 98;

thence on an assumed bearing of N 02° 10' 36" W along the east line of the west half of the southeast quarter of said Section 33 and the centerline of said Township Highway 98 a distance of 770.00 feet to a set MAG nail marking the northeast quarter of a parcel of land now or formerly owned by Daniel, David & Dennis Lessig, Co-Executors (09-0920-0000-00) and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 89° 59' 16" W along said Daniel, David & Dennis Lessig, Co-Executors (09-0920-0000-00) parcel a distance of 185.00 feet to a set iron rod marking the northwest corner of said Daniel, David & Dennis Lessig, Co-Executors (09-0920-0000-00) parcel, passing a set iron rod a distance of 30.02 feet;

thence S 02° 10' 36" E along the west line of said Daniel, David & Dennis Lessig, Co-Executors (09-0920-0000-00) parcel and a parcel of land now or formerly owned by D. Frost, Jr. a distance of 570.00 feet to a set iron rod marking the northeast corner of a parcel of land now or formerly owned by J. Noon;

thence S 89° 59' 16" W along the north line of said J. Noon parcel and a parcel of land now or formerly owned by T. Stoops, Etux. a distance of 313.50 feet to a point marking the southeast corner of a parcel of land now or formerly owned by L. Matheny, referenced by a found iron rod situated N 28° 38' 52" W a distance of 1.47 feet;

thence N 02° 58' 37" W along said L. Matheny parcel a distance of 75.40 feet to a set iron rod marking the northeast corner of said L. Matheny parcel;

thence N 89° 56' 51" W along the north line of said L. Matheny parcel a distance of 10.46 feet to a set iron rod marking the southeast corner of a parcel of land now or formerly owned by Daniel, David & Dennis Lessig, Co-Executors (09-0865-0000-00);

thence N 02° 10' 36" W along the east line of said Daniel, David & Dennis Lessig, Co-Executors (09-0865-0000-00) parcel a distance of 1109.58 feet to a set iron rod marking a corner of said Daniel, David & Dennis Lessig, Co-Executors (09-0865-0000-00) parcel;

thence N 89° 56' 37" E along a south line of said Daniel, David & Dennis Lessig, Co-Executors (09-0865-0000-00) parcel a distance of 510.00 feet to a set MAG nail marking the east line of the west half of the southeast quarter of said Section 33 and the centerline of said Township Highway 98, passing a set iron rod at a distance of 479.98 feet;

thence S 02° 10' 36" E along the east line of the west half of the southeast quarter of said Section 33 and the centerline of said Township Highway 98 a distance of 615.34 feet to the **POINT OF BEGINNING**.

Containing in all 11.428 acres of land, more or less, of which 0.424 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 2024.

Prior Deed References – OR 284, Page 1953

24127-S



PT: 1 N: 0.0000 E: 0.0000
S89°59'16"W DIST: 185.00
PT: 2 N: -0.0395 E: -185.0000
S2°10'36"E DIST: 570.00
PT: 3 N: -569.6282 E: -163.3509
S89°59'16"W DIST: 313.50
PT: 4 N: -569.6951 E: -476.8509
N2°58'37"W DIST: 75.40
PT: 5 N: -494.3968 E: -480.7667
N89°56'51"W DIST: 10.46
PT: 6 N: -494.3872 E: -491.2267
N2°10'36"W DIST: 1109.58
PT: 7 N: 614.3922 E: -533.3695
N89°56'37"E DIST: 510.00
PT: 8 N: 614.8941 E: -23.3698
S2°10'36"E DIST: 615.34
PT: 9 N: -0.0019 E: 0.0014

CLOSING BEARING/DISTANCE: N35°31'28"W DIST: 0.0024

MISCLOSURE: N: -0.0019 E: 0.0014

AREA: 11.428 ACRES



REFERENCE SURVEY VOL. D
PAGE 700 IN THE TAX MAP OFFICE
2024