

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

**LEGAL DESCRIPTION OF A 2.222 ACRE PARCEL
FOR MICHAEL & ALEXA SMALLEY**

Being a parcel of land situated in part of the Southeast Quarter of Section 9, Crane Township and part of the Southwest Quarter of Section 10, Pitt Township, T-3-S, R-14-E, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the east quarter post of said Section 9 and the west quarter post of said Section 10 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 00° 42' 41" W along the east line of said Section 9 and the west line of said Section 10 a distance of 747.64 feet to a set iron rod;

thence S 89° 17' 19" E on a line a distance of 147.98 feet to a set iron rod;

thence S 00° 42' 41" W on a line a distance of 327.00 feet to a set iron rod;

thence N 89° 17' 19" W on a line a distance of 236.00 feet to a set iron rod;

thence N 00° 42' 41" E on a line a distance of 327.00 feet to a set iron rod;

thence S 89° 17' 19" E on a line a distance of 53.23 feet to a set iron rod;

thence N 02° 06' 54" E on a line a distance of 447.98 feet to a set iron rod;

thence N 01° 33' 09" E on a line a distance of 260.00 feet to a set iron rod;

thence N 00° 42' 41" E on a line a distance of 40.00 feet to a set iron rod marking the east-west half section line of said Section 9;

thence S 88° 46' 20" E along the east-west half section line of said Section 9 a distance of 20.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.222 acres of land, more or less. 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 2025.

Prior Deed References – OR 228, Page 19; OR 227, Page 2488.

24148-S



PT: 1 N: 0.0000 E: 0.0000
S0°42'41"W DIST: 747.64
PT: 2 N: -747.5824 E: -9.2825
S89°17'19"E DIST: 147.98
PT: 3 N: -749.4197 E: 138.6861
S0°42'41"W DIST: 327.00
PT: 4 N: -1076.3945 E: 134.6261
N89°17'19"W DIST: 236.00
PT: 5 N: -1073.4643 E: -101.3557
N0°42'41"E DIST: 327.00
PT: 6 N: -746.4895 E: -97.2957
S89°17'19"E DIST: 53.23
PT: 7 N: -747.1504 E: -44.0698
N2°06'54"E DIST: 447.98
PT: 8 N: -299.4756 E: -27.5370
N1°33'09"E DIST: 260.00
PT: 9 N: -39.5710 E: -20.4928
N0°42'41"E DIST: 40.00
PT: 10 N: 0.4259 E: -19.9962
S88°46'20"E DIST: 20.00
PT: 11 N: -0.0027 E: -0.0008

CLOSING BEARING/DISTANCE: N16°25'36"E DIST: 0.0028

MISCLOSURE: N: -0.0027 E: -0.0008

AREA: 2.222 ACRES

REFERENCE SURVEY VOL. C

PAGE 1929 IN THE TAX MAP OFFICE

2025

