

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 5.406 ACRE PARCEL
FOR GARY HUFFMAN**

Being a parcel of land situated in part of the Southwest Quarter of Section 35, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod in a monument box marking the West Quarter Post of said Section 35;

thence on an assumed bearing of S 00° 26' 05" W along the west line of said Section 35 a distance of 35.00 feet to a found iron rod marking the south line of a parcel of land now or formerly owned by the State of Ohio and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 89° 55' 44" E along the south line of said State of Ohio parcel a distance of 222.48 feet to a set iron rod;

thence S 00° 37' 30" E on a line a distance of 1025.20 feet to a set iron rod marking the northerly line of a parcel of land now or formerly owned by New York Central Lines, LLC;

thence N 85° 30' 21" W along the northerly line of said New York Central Lines, LLC a distance of 242.04 feet to a set iron rod marking the west line of said Section 35 and the southeast corner of a parcel of land now or formerly owned by G. Huffman, Trustee;

thence N 00° 26' 05" E along the west line of said Section 35 and the east line of said G. Huffman parcel a distance of 1005.93 feet to the **POINT OF BEGINNING**.

Containing in all 5.406 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 December 2025.

Prior Deed References – OR 287, Page 2013

25073-S

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PT: 1 N: 0.0000 E: 0.0000
N89°55'44"E DIST: 222.48
PT: 2 N: 0.2761 E: 222.4798
S0°37'30"E DIST: 1025.20
PT: 3 N: -1024.8629 E: 233.6628
N85°30'21"W DIST: 242.04
PT: 4 N: -1005.8972 E: -7.6330
N0°26'05"E DIST: 1005.93
PT: 5 N: 0.0038 E: -0.0007

CLOSING BEARING/DISTANCE: S10°59'48"E DIST: 0.0039

MISCLOSURE: N: 0.0038 E: -0.0007

AREA: 5.406 ACRES



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