

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

**LEGAL DESCRIPTION OF A 5.001 ACRE PARCEL
FOR VAN ROTHLSBERGER**

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

Commencing at a found iron rod marking the east-west half section line of said Section
14 and the centerline of Township Highway 124;

thence on an assumed bearing of N 00° 13' 27" E along the centerline of said Township
Highway 124 a distance of 768.43 feet to a set MAG nail and being the **POINT OF
BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated
S 89° 46' 33" E a distance of 20.00 feet;

thence continuing N 00° 13' 27" E along the centerline of said Township Highway 124 a
distance of 232.43 feet to a point marking the southwest corner of a parcel of land now or
formerly owned by E. Welly, Trustee, referenced by a found iron rod situated S 89° 45'
28" E a distance of 24.85;

thence S 89° 45' 28" E along said E. Welly, Trustee parcel a distance of 275.81 feet to a
found iron rod marking a corner of said E. Welly, Trustee parcel, passing the
aforementioned found iron rod a distance of 24.85 feet;

thence N 00° 12' 52" E along the east line of said E. Welly, Trustee parcel a distance of
189.88 feet to a found iron rod marking the northeast corner of said E. Welly, Trustee
parcel;

thence N 88° 49' 25" E on a line a distance of 420.00 feet to a point on the centerline of
an open ditch, passing a set iron rod a distance of 379.24 feet;

thence S 07° 40' 33" W along the centerline of said open ditch a distance of 110.34 feet
to a point, referenced by a set iron rod situated S 84° 56' 09" W a distance of 19.43 feet;

thence S 27° 10' 24" W on a line a distance of 91.19 feet to a set iron rod;

thence S 18° 23' 09" W on a line a distance of 165.91 feet to a point on the centerline of said open ditch, reference by a set iron rod situated N 80° 24' 01" W a distance of 26.10 feet;

thence S 02° 58' 56" W along the centerline of said open ditch a distance of 84.25 to a point, reference by a set iron rod situated N 89° 46' 33" W a distance of 18.00 feet;

thence N 89° 46' 33" W on a line a distance of 584.25 feet to the **POINT OF BEGINNING**, passing two set iron rods at distances of 18.00 feet and 564.25 feet respectively.

Containing in all 5.001 acres of land, more or less, of which 0.107 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 February 2020.

Prior Deed Reference DV 187, Page 21

19215-S



PT: 1 N: 0.0000 E: 0.0000
N0°13'27"E DIST: 232.43
PT: 2 N: 232.4282 E: 0.9094
S89°45'28"E DIST: 275.81
PT: 3 N: 231.2622 E: 276.7169
N0°12'52"E DIST: 189.88
PT: 4 N: 421.1409 E: 277.4276
N88°49'25"E DIST: 420.00
PT: 5 N: 429.7637 E: 697.3391
S7°40'33"W DIST: 110.34
PT: 6 N: 320.4123 E: 682.6011
S27°10'24"W DIST: 91.19
PT: 7 N: 239.2871 E: 640.9561
S18°23'09"W DIST: 165.91
PT: 8 N: 81.8461 E: 588.6257
S2°58'56"W DIST: 84.25
PT: 9 N: -2.2898 E: 584.2425
N89°46'33"W DIST: 584.25
PT: 10 N: -0.0039 E: -0.0030

CLOSING BEARING/DISTANCE: N37°15'30"E DIST: 0.0050

MISCLOSURE: N: -0.0039 E: -0.0030

AREA: 5.001 ACRES



REFERENCE SURVEY VOL. B
PAGE 226 IN THE TAX MAP OFFICE

" 2020 "