

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.331 ACRE PARCEL
FOR ANGIE NIEDERKOHHR**

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 MAG nail marking the east-west half section line of said Section
33 and the centerline of Township Highway 98, referenced by a found iron rod situated
S 89° 49' 13" E a distance of 20.02 feet;

thence on an assumed bearing of S 02° 10' 36" E along the centerline of said Township
Highway 98 a distance of 264.00 feet to a set MAG nail and being the **POINT OF
BEGINNING** of the hereinafter described parcel;

thence N 79° 39' 54" E on a line a distance of 521.33 feet to point on the centerline of the
Tymochtee Creek, passing set iron rods at distances of 30.31 feet and 446.33 feet,
respectively;

thence S 15° 59' 55" E on the centerline of said Tymochtee Creek a distance of 38.45 feet
to a point marking the northeast corner of a parcel of land now or formerly owned by C.
& A. Niederkohr;

thence S 81° 59' 29" W along the north line of said C. & A. Niederkohr parcel a distance
of 527.97 feet to a found MAG nail marking the centerline of said Township Highway
98, passing two found iron rods at distances of 55.67 feet and 497.81 feet, respectively;

thence N 02° 10' 36" W along the centerline of said Township Highway 98 a distance of
17.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.331 acres of land, more or less, of which 0.012 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 July 2021.

Prior Deed References – OR 247, Page 1678

21012-S Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
N79°39'54"E DIST: 521.33
PT: 2 N: 93.5283 E: 512.8717
S15°59'55"E DIST: 38.45
PT: 3 N: 56.5675 E: 523.4691
S81°59'29"W DIST: 527.97
PT: 4 N: -16.9903 E: 0.6483
N2°10'36"W DIST: 17.00
PT: 5 N: -0.0026 E: 0.0027

CLOSING BEARING/DISTANCE: N45°59'12"W DIST: 0.0037

MISCLOSURE: N: -0.0026 E: 0.0027

AREA: 0.331 ACRES



REFERENCE SURVEY VOL. B
PAGE 252 IN THE TAX MAP OFFICE