

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 2.834 ACRE PARCEL
FOR DAVID WOLFE**

Being a parcel of land situated in part of the Southeast Quarter of Section 2, T-3-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 2 and the intersection of the centerlines of County Highway 56 and Township Highway 127;

thence on an assumed bearing of N 89° 34' 35" W along the south line of said Section 2 and the centerline of said County Highway 56 a distance of 442.55 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 00° 34' 33" W a distance of 20.00 feet;

thence continuing N 89° 34' 35" W along the south line of said Section 2 and the centerline of said County Highway 56 a distance of 100.00 feet to a set MAG nail;

thence N 01° 28' 37" W on a line a distance of 319.42 feet to a set iron rod, passing a set iron rod a distance of 20.01 feet;

thence N 54° 37' 31" W on a line a distance of 76.33 feet to a set iron rod;

thence N 89° 34' 35" W on a line a distance of 120.55 feet to set iron rod;

thence N 00° 09' 08" E on a line a distance of 296.93 feet to a set iron rod, passing a set iron rod a distance of 255.93 feet;

thence S 89° 34' 35" E on a line a distance of 283.60 feet to a set iron rod;

thence S 00° 34' 33" E on a line a distance of 660.00 feet to the **POINT OF BEGINNING**, passing two set iron rods at distances of 41.00 feet and 640.00 feet respectively.

Containing in all 2.834 acres of land, more or less, of which 0.046 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.

SEE REVISED
VOL B - PAGE 276

REFERENCE SURVEY VOL. 6
PAGE 258 IN THE TAX MAP OFFICE
"2021"

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 October 2021.

Prior Deed References – OR 267, Page 1346 & 1357

21154-S



PT: 1 N: 0.0000 E: 0.0000
N89°34'35"W DIST: 100.00
PT: 2 N: 0.7393 E: -99.9973
N1°28'37"W DIST: 319.42
PT: 3 N: 320.0532 E: -108.2302
N54°37'31"W DIST: 76.33
PT: 4 N: 364.2423 E: -170.4684
N89°34'35"W DIST: 120.55
PT: 5 N: 365.1336 E: -291.0151
N0°09'08"E DIST: 296.93
PT: 6 N: 662.0625 E: -290.2263
S89°34'35"E DIST: 283.60
PT: 7 N: 659.9658 E: -6.6340
S0°34'33"E DIST: 660.00
PT: 8 N: -0.0009 E: -0.0010

CLOSING BEARING/DISTANCE: N47°33'31"E DIST: 0.0013

MISCLOSURE: N: -0.0009 E: -0.0010

AREA: 2.834 ACRES



REVISED —

REFERENCE SURVEY VOL. B
PAGE 276 IN THE TAX MAP OFFICE

"2022"

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