

**KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388**

**LEGAL DESCRIPTION OF A 2.736 ACRE PARCEL
FOR STEPHEN JARVIS**

Being a parcel of land situated in part of the Southeast Quarter of Section 22, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 22 and the intersection of the centerlines of Township Highway 51 and Township Highway 122;

thence on an assumed bearing of S 89° 26' 51" E along the south line of said Section 22 and the centerline of said Township Highway 51 a distance of 1943.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 03° 26' 03" E on a line a distance of 314.17 feet to a set iron rod, passing a set iron rod a distance of 20.03 feet;

thence N 23° 56' 02" W on a line a distance of 92.72 feet to a set iron rod;

thence N 00° 54' 43" E on a line a distance of 232.10 feet to a set iron rod;

thence S 84° 12' 18" E on a line a distance of 321.13 feet to a set iron rod;

thence S 38° 57' 50" E on a line a distance of 152.02 feet to a set iron rod;

thence S 03° 48' 34" E on a line a distance of 119.18 feet to set iron rod;

thence S 89° 29' 44" W on a line a distance of 284.14 feet to a set iron rod;

thence S 47° 53' 47" W on a line a distance of 87.58 feet to a set iron rod;

thence S 00° 13' 48" E on a line a distance of 300.24 feet to a set MAG nail marking the south line of said Section 22 and the centerline of said Township Road 51, passing a set iron rod a distance of 280.24 feet;

thence N 89° 26' 51" W along the south line of said Section 22 and the centerline of said Township Highway 51 a distance of 60.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.736 acres of land, more or less, of which 0.027 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 October 2023.

Prior Deed References – OR 257, Page 1133

23130-S



PT: 1 N: 0.0000 E: 0.0000
N3°26'03"E DIST: 314.17
PT: 2 N: 313.6058 E: 18.8193
N23°56'02"W DIST: 92.72
PT: 3 N: 398.3532 E: -18.7956
N0°54'43"E DIST: 232.10
PT: 4 N: 630.4238 E: -15.1015
S84°12'18"E DIST: 321.13
PT: 5 N: 597.9995 E: 304.3874
S38°57'50"E DIST: 152.02
PT: 6 N: 479.7975 E: 399.9822
S3°48'34"E DIST: 119.18
PT: 7 N: 360.8808 E: 407.9003
S89°29'44"W DIST: 284.14
PT: 8 N: 358.3792 E: 123.7713
S47°53'47"W DIST: 87.58
PT: 9 N: 299.6592 E: 58.7928
S0°13'48"E DIST: 300.24
PT: 10 N: -0.5784 E: 59.9980
N89°26'51"W DIST: 60.00
PT: 11 N: 0.0002 E: 0.0008

CLOSING BEARING/DISTANCE: S78°30'31"W DIST: 0.0008

MISCLOSURE: N: 0.0002 E: 0.0008

AREA: 2.736 ACRES



REFERENCE SURVEY VOL. B
PAGE 288 IN THE TAX MAP OFFICE
"2023"