

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

**LEGAL DESCRIPTION OF A 3.281 ACRE PARCEL
FOR TIMOTHY VAUGHN**

Being a parcel of land situated in part of the Northwest Quarter of Section 24, T-1-S,
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of Township
Highway 106 and the east-west half section line of said Section;

thence on an assumed bearing of N 00° 07' 49" W along the centerline of Township
Highway 106 a distance of 1079.78 feet to a set MAG nail and being the **POINT OF
BEGINNING**;

thence continuing N 00° 07' 49" W along said centerline a distance of 237.67 feet to a
found stone in a monument box;

thence N 00° 06' 03" W along said centerline a distance of 234.19 feet to a set MAG nail;

thence S 75° 18' 10" E a distance of 282.78 feet to a set iron rod, passing a set iron rod a
distance of 20.69 feet;

thence S 47° 43' 35" E a distance of 248.81 feet to a set iron rod;

thence S 69° 34' 38" W a distance of 61.89 feet to a set iron rod;

thence S 52° 56' 50" W a distance of 164.87 feet to a set iron rod;

thence S 17° 55' 37" W a distance of 133.35 feet to a set iron rod;

thence N 86° 11' 23" W a distance of 226.56 feet to the **POINT OF BEGINNING**,
passing a set iron rod a distance of 206.51 feet.

Containing in all 3.281 acres of land, more or less, of which 0.217 acre, more or less, is
currently contained within the right-of-way of Township Highway 106. The above
described property being subject to all legal highways and easements of record.

(Parcel 2)

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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, 1999.

Prior Deed Reference – Volume 194, Page 403.

99122-S (212)

Parcel #2

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

**LEGAL DESCRIPTION OF A 0.681 ACRE PARCEL
FOR TIMOTHY VAUGHN**

Being a parcel of land situated in part of the Northwest Quarter of Section 24, T-1-S,
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of Township
Highway 106 and the east-west half section line of said Section;

thence on an assumed bearing of N 00° 07' 49" W along the centerline of Township
Highway 106 a distance of 981.96 feet to a point marking the northwesterly corner of a
parcel of land currently owned by Verner R. Row, et ux and being the **POINT OF
BEGINNING**, said point being referenced by a found P-K nail located S 71° 46' 38" W
a distance of 2.40 feet;

thence continuing N 00° 07' 49" W along said centerline a distance of 97.82 feet to a set
MAG nail;

thence S 86° 11' 23" E a distance of 226.56 feet to a set iron rod, passing a set iron rod a
distance 20.05 feet;

thence S 03° 59' 09" E a distance of 161.19 feet to a found iron pipe;

thence N 71° 46' 38" W a distance of 249.56 feet to the **POINT OF BEGINNING**,
passing a found iron pipe a distance of 227.58 feet and a found P-K nail a distance of
247.16 feet.

Containing in all 0.681 acre of land, more or less, of which 0.046 acre, more or less, is
currently contained within the right-of-way of Township Highway 106. 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, 1999.

Prior Deed Reference – Volume 194, Page 403.

99122-S (212)

Parcel #1

(Parcel 1)
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