

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

**LEGAL DESCRIPTION OF A 2.539 ACRE PARCEL  
FOR JAMES KESSLER**

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

Commencing at a found iron rod marking the intersection of the centerlines of Township  
Highway 37 and Township Highway 40;

thence on an assumed bearing of N 35° 18' 05" E along the centerline of Township  
Highway 40 a distance of 810.38 feet to a set iron rod;

thence N 06° 28' 49" E along the centerline of Township Highway 40 a distance of  
229.24 feet to a set MAG nail marking the centerline of the Sandusky River and being the  
**POINT OF BEGINNING**, referenced by a set iron rod situated N 02° 25' 50" W a  
distance of 106.52 feet;

thence S 85° 07' 28" W along the centerline of the Sandusky River a distance of 225.50  
feet to a point;

thence N 02° 34' 51" E a distance of 567.59 feet to a set iron rod, passing a set iron rod  
for reference a distance of 78.43 feet.

thence S 87° 41' 12" E a distance of 170.26 feet to a set MAG nail on the centerline of  
Township Highway 40, passing a set iron rod for reference a distance of 151.43 feet;

thence S 26° 29' 05" E along said centerline distance of 132.53 feet to a set iron rod;

thence S 03° 26' 19" W along said centerline distance of 257.89 feet to a set MAG nail  
referenced by a set iron rod situated N 85° 02' 26" W a distance of 16.51 feet;

thence S 06° 28' 51" W along said centerline a distance of 105.67 feet to the **POINT OF  
BEGINNING**.

Containing in all 2.539 acres of land, more or less, of which 0.199 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.

REFERENCE SURVEY VOL. C  
1165

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, 2008.

Prior Deed Reference - Volume 208, Page 980

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