

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

**LEGAL DESCRIPTION OF A 0.529 ACRE PARCEL
FOR JOEY CLABAUGH**

Being a parcel of land situated in part of the Northwest Quarter of Section 1, T-3-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the centerlines of Township Highway 127 and Township Highway 55;

thence on an assumed bearing of N 90° 00' 00" W along the centerline of Township Highway 55 a distance of 822.63 feet to a found railroad spike marking the southwest corner of a parcel of land currently owned by J. Clabaugh, et ux and the southeast corner of a parcel of land currently owned by D. Courtad;

thence N 00° 29' 31" W along said Courtad/Clabaugh parcels a distance of 418.86 feet to a found iron rod marking the northwest corner of said Clabaugh parcel and being the **POINT OF BEGINNING**, passing a found iron rod for reference a distance of 25.00 feet;

thence continuing N 00° 29' 31" W along the east line of said Courtad parcel a distance of 82.09 to a set iron rod;

thence S 88° 12' 10" E a distance of 52.28 feet to a set iron rod;

thence S 88° 55' 51" E a distance of 93.92 feet to a set iron rod;

thence N 72° 09' 17" E a distance of 54.93 feet to a set iron rod;

thence N 64° 31' 52" E a distance of 67.79 feet to a set iron rod;

thence S 00° 29' 31" E a distance of 124.68 feet to a found iron rod marking the northeast corner of said Clabaugh parcel;

thence N 90° 00' 00" W along the north line of said Clabaugh parcel a distance of 260.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.529 acre of land, more or less, 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, 2013.

Prior Deed Reference -- Volume 214, Page 938.

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