

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

**LEGAL DESCRIPTION OF A 0.411 ACRE PARCEL
FOR VERN ROW**

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

Commencing at a found iron pipe marking the center of said Section 24;

thence on an assumed bearing of S 88° 57' 38" E along the east-west half section line of
said Section 24 a distance of 231.55 feet to a point, referenced by a found iron pipe
situated N 18° 10' 56" E a distance of 54.55 feet;

thence N 18° 10' 56" E a distance of 54.55 feet to a found iron pipe marking a corner of a
parcel of land now or formerly owned by V. Row, Etwir. and being the **POINT OF
BEGINNING** of the hereinafter described parcel, passing a found P-K nail a distance of
3.26 feet;

thence N 00° 06' 30" W along the east line of said Row parcel a distance of 331.41 feet
to a found iron pipe marking the northeast corner of said Row parcel;

thence N 88° 35' 03" E a distance of 76.36 feet to a set iron rod;

thence S 00° 06' 30" E a distance of 137.30 feet to a set iron rod;

thence S 21° 11' 12" W a distance of 210.20 feet to the **POINT OF BEGINNING.**

Containing in all 0.411 acres of land, more or less. 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 June 2016.



Prior Deed References – OR 20, Page 718

16083-S

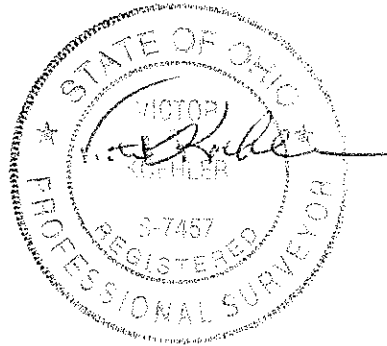
Adjoiner only tract

PT: 1 N: 0.0000 E: 0.0000
N0°06'30"W DIST: 331.41
PT: 2 N: 331.4094 E: -0.6266
N88°35'03"E DIST: 76.36
PT: 3 N: 333.2961 E: 75.7101
S0°06'30"E DIST: 137.30
PT: 4 N: 195.9964 E: 75.9697
S21°11'12"W DIST: 210.20
PT: 5 N: 0.0042 E: 0.0018

CLOSING BEARING/DISTANCE: S22°54'05"W DIST: 0.0046

MISCLOSURE: N: 0.0042 E: 0.0018

AREA: 0.411 ACRES



REFERENCE SURVEY VOL. _____
PAGE _____ IN THE TAX MAP OFFICE

REFERENCE SURVEY VOL. C
PAGE 1621 IN THE TAX MAP OFFICE

#16-31