

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

**LEGAL DESCRIPTION OF A 3.142 ACRE PARCEL
FOR ART FECK**

Being a parcel of land situated in part of the Northeast, Southeast, Southwest and Northwest Quarters of Section 2, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio and further described as follows:

Commencing at a found monument marking the north-south half section line of said Section 2 and the centerline of County Highway 5 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 14° 35' 50" W along the east line of a parcel of land now or formerly owned by S. Phillips, Etux. a distance of 285.28 feet to a point in the centerline of Poverty Run, passing a found iron rod for reference a distance of 270.28 feet;

thence N 63° 58' 22" E along the centerline of Poverty Run a distance of 79.86 feet to a point, referenced by a found iron rod situated N 00° 01' 31" W a distance of 28.00 feet;

thence N 76° 55' 39" E along the centerline of Poverty Run a distance of 33.66 feet to a point, referenced by a found iron rod situated N 58° 08' 09" W a distance of 38.62 feet;

thence S 76° 16' 26" E along the centerline of Poverty Run a distance of 390.12 feet to a point, referenced by a set iron rod situated S 01° 21' 39" W a distance of 10.79 feet;

thence N 85° 44' 05" E along the centerline of Poverty Run a distance of 178.83 feet to a point, referenced by a set iron rod situated S 02° 53' 51" E a distance of 16.08 feet;

thence S 85° 59' 53" E along the centerline of Poverty Run a distance of 116.05 feet to a point, referenced by a set iron rod situated S 12° 28' 26" E a distance of 12.41 feet;

thence N 76° 12' 00" E along the centerline of Poverty Run a distance of 137.66 feet to a point marking the west line of a parcel of land now or formerly owned by J. & P. Wentling;

1645

C

2017

thence S 00° 03' 15" E along the west line of said J. & P. Wentling parcel a distance of 58.72 feet to a found MAG nail marking the centerline of said County Highway 5, passing a found iron pipe a distance of 42.68 feet;

thence along the centerline of said County Highway 5 on a curve to the left a distance of 286.34 feet, having a chord distance of 286.28 feet and a chord bearing of S 77° 39' 03" W to a found MAG nail, referenced by a found iron rod situated N 03° 52' 48" E a distance of 50.32 feet;

thence S 75° 33' 04" W along the centerline of said County Highway 5 a distance of 578.10 feet to the **POINT OF BEGINNING**.

Containing in all 3.142 acres of land more or less, of which 0.749 acres, 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 February, 2017.

Prior Deed References - OR 218, Page 178

16185-S



PT: 1 N: 0.0000 E: 0.0000
N14°35'50"W DIST: 285.28
PT: 2 N: 276.0716 E: -71.8970
N63°58'22"E DIST: 79.86
PT: 3 N: 311.1140 E: -0.1359
N76°55'39"E DIST: 33.66
PT: 4 N: 318.7273 E: 32.6518
S76°16'26"E DIST: 390.12
PT: 5 N: 226.1593 E: 411.6304
N85°44'05"E DIST: 178.83
PT: 6 N: 239.4597 E: 589.9651
S85°59'53"E DIST: 116.05
PT: 7 N: 231.3605 E: 705.7321
N76°12'00"E DIST: 137.66
PT: 8 N: 264.1970 E: 839.4185
S0°03'15"E DIST: 58.72
PT: 9 N: 205.4771 E: 839.4740
S77°39'03"W DIST: 286.28
PT: 10 N: 144.2507 E: 559.8178
S75°33'04"W DIST: 578.10
PT: 11 N: 0.0054 E: 0.0028

CLOSING BEARING/DISTANCE: S27°12'05"W DIST: 0.0060

MISCLOSURE: N: 0.0054 E: 0.0028

AREA: 3.142 ACRES



REFERENCE SURVEY VOL. C
PAGE 1645 IN THE PUBLIC OFFICE

2017