

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

**LEGAL DESCRIPTION OF A 11.209 ACRE PARCEL
FOR NATE BISH/DARREL WALTON**

Being a parcel of land situated in part of the Northwest Quarter of Section 3 and in part of the Northeast Quarter of Section 4, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the west line of said Section 3 (the east line of said Section 4) and the centerline of Township Highway 37 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 53° 13' 00" W along the centerline of said Township Highway 37 a distance of 408.72 feet to a found iron rod;

thence N 51° 17' 44" W along the centerline of said Township Highway 37 a distance of 248.19 feet to a found iron rod;

thence N 48° 32' 07" W along the centerline of said Township Highway 37 a distance of 316.20 feet to a found iron rod;

thence N 26° 30' 47" W along the centerline of said Township Highway 37 a distance of 257.80 feet to a found iron pipe;

thence N 27° 33' 41" E on a line a distance of 70.87 feet to a found iron rod;

thence N 28° 12' 01" E on a line a distance of 55.00 feet to a point on or near the centerline of the Sandusky River, referenced by the aforementioned found iron rod;

thence S 72° 05' 25" E on or near the centerline of said Sandusky River a distance of 634.87 feet to a point, referenced by a found iron rod situated S 17° 20' 19" W a distance of 60.00 feet;

thence S 87° 26' 46" E on or near the centerline of said Sandusky River a distance of 294.46 feet to a point marking the northwest corner of a parcel of land now or formerly owned by E. & G. Walton, Trustees, referenced by a found iron rod situated S 00° 23' 48" E a distance of 96.28 feet;

thence S 00° 23' 48" E along the west line of said E. & G. Walton, Trustees parcel a distance of 809.94 feet to a found nail marking the centerline of said Township Highway 37, passing two found iron rods at distances of 98.28 feet and 778.56 feet respectively;

thence N 53° 13' 00" W along the centerline of said Township Highway 37 a distance of 111.87 feet to the **POINT OF BEGINNING**.

Containing in all 11.209 acres of land, more or less, of which 0.767 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.

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 January 2019.

Prior Deed References – OR 159, Page 43

18187-S

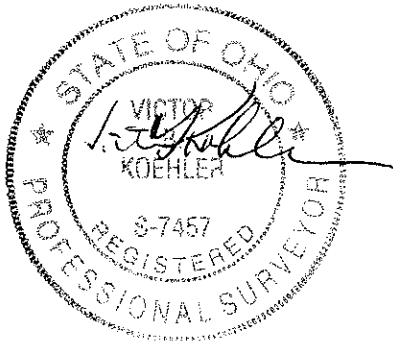


PT: 1 N: 0.0000 E: 0.0000
N53°13'00"W DIST: 408.72
PT: 2 N: 244.7377 E: -327.3461
N51°17'44"W DIST: 248.19
PT: 3 N: 399.9317 E: -521.0291
N48°32'07"W DIST: 316.20
PT: 4 N: 609.3063 E: -757.9779
N26°30'47"W DIST: 257.80
PT: 5 N: 839.9942 E: -873.0602
N27°33'41"E DIST: 70.87
PT: 6 N: 902.8215 E: -840.2688
N28°12'01"E DIST: 55.00
PT: 7 N: 951.2931 E: -814.2783
S72°05'25"E DIST: 634.87
PT: 8 N: 756.0591 E: -210.1726
S87°26'46"E DIST: 294.46
PT: 9 N: 742.9383 E: 83.9949
S0°23'48"E DIST: 809.94
PT: 10 N: -66.9823 E: 89.6022
N53°13'00"W DIST: 111.87
PT: 11 N: 0.0044 E: 0.0049

CLOSING BEARING/DISTANCE: S48°04'50"W DIST: 0.0065

MISCLOSURE: N: 0.0044 E: 0.0049

AREA: 11.209 ACRES



REFERENCE SURVEY VOL. C

PAGE 1715 IN THE TAX MAP OFFICE

"2019"