

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

**LEGAL DESCRIPTION OF A 2.284 ACRE PARCEL
FOR CHAD BURSBY**

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 as assumed bearing of S 88° 57' 38" E along the east-west half section line of
said Section 24 a distance of 271.90 feet to a point, referenced by a found iron rod
situated N 26° 22' 31" E a distance of 40.35 feet;

thence N 26° 22' 31" E on a line a distance of 7.83 feet to a found nail marking the
centerline of State Highway 103, referenced by the aforementioned found iron rod
situated N 26° 22' 31" E a distance of 32.52 feet;

thence along the centerline of said State Highway 103 on a curve to the left a distance of
43.51 feet, having a chord of 43.51 feet and a chord bearing of S 86° 47' 54" E, to a set
MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel,
referenced by a set iron rod situated N 28° 05' 04" E a distance of 33.31 feet;

thence N 28° 05' 04" E on a line a distance of 274.12 feet to a set iron rod, passing the
aforementioned set iron rod a distance of 33.31 feet;

thence N 19° 34' 54" E on a line a distance of 69.11 feet to a set iron rod;

thence N 26° 22' 31" E on a line a distance of 115.47 feet to a set iron rod;

thence N 00° 14' 37" W on a line a distance of 41.00 feet to a set iron rod;

thence N 89° 45' 23" E on a line a distance of 201.00 feet to a set iron rod marking the
west line of a parcel of land now or formerly owned by O. Sizemore, Etux.;

thence S 38° 56' 41" W along said O. Sizemore, Etux. parcel a distance of 138.21 feet to
a found iron rod marking a corner of said O. Sizemore, Etux. parcel;

thence S 02° 58' 41" W along said O. Sizemore, Etux. parcel a distance of 114.64 feet to a set iron rod marking a corner of said O. Sizemore, Etux. parcel;

thence N 88° 24' 11" E along said O. Sizemore, Etux. parcel a distance of 21.37 feet to a found iron rod marking a corner of said O. Sizemore, Etux. parcel;

thence S 02° 11' 51" W along said O. Sizemore, Etux. parcel a distance of 235.11 feet to a found nail marking the centerline of said State Highway 103, passing a found iron rod a distance of 205.11 feet;

thence N 89° 29' 52" W along the centerline of said State Highway 103 a distance of 255.66 feet to a found nail, referenced by a found iron rod situated N 00° 30' 08" E a distance of 30.00 feet;

thence along the centerline of said State Highway 103 a distance of 68.22 feet on a curve to the right, having a chord of 68.22 feet and a chord bearing of N 88° 28' 28" W, to the **POINT OF BEGINNING.**

Containing in all 2.284 acres of land, more or less, of which 0.218 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 April 2019.

19027-S



PT: 1 N: 0.0000 E: 0.0000
N28°05'04"E DIST: 274.12
PT: 2 N: 241.8437 E: 129.0481
N19°34'54"E DIST: 69.11
PT: 3 N: 306.9567 E: 152.2103
N26°22'31"E DIST: 115.47
PT: 4 N: 410.4066 E: 203.5077
N0°14'37"W DIST: 41.00
PT: 5 N: 451.4063 E: 203.3334
N89°45'23"E DIST: 201.00
PT: 6 N: 452.2609 E: 404.3316
S38°56'41"W DIST: 138.21
PT: 7 N: 344.7677 E: 317.4569
S2°58'41"W DIST: 114.64
PT: 8 N: 230.2825 E: 311.5009
N88°24'11"E DIST: 21.37
PT: 9 N: 230.8780 E: 332.8626
S2°11'51"W DIST: 235.11
PT: 10 N: -4.0591 E: 323.8475
N89°29'52"W DIST: 255.66
PT: 11 N: -1.8181 E: 68.1974
CURVE: DELTA=2°02'48" R=1909.8600 T=34.1154 L=68.2236 CH=68.2200
Da=3°00'00" E=0.3047 M=0.3046 CHD BRG=N88°28'28"W CHD DIST: 68.2200
PT: 12 N: -0.0019 E: 0.0015

CLOSING BEARING/DISTANCE: N39°04'09"W DIST: 0.0024

MISCLOSURE: N: -0.0019 E: 0.0015

AREA: 2.284 ACRES



REFERENCE SURVEY VOL. C
PAGE 1719 IN THE TAX MAP OFFICE

"2019"