

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

**LEGAL DESCRIPTION OF A 0.388 ACRE PARCEL
FOR DEVIN & MARY SIZEMORE**

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 829.66 feet to a point marking the southeast corner of a parcel of land now or formerly owned by O. Sizemore, Etux. (OR 223, Pg. 2570), referenced by a found iron rod situated N 01° 54' 07" E a distance of 35.19 feet;

thence N 00° 15' 20" E along the east line of said O. Sizemore, Etux. parcel (OR 223, Pg. 2570) a distance of 205.01 feet to a point marking the northwest corner of a parcel of land now or formerly owned by J. Benner, Etux. and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 89° 23' 00" W a distance of 0.25 feet;

thence continuing N 00° 15' 20" E along said east line of O. Sizemore, Etux. parcel (OR 223, Pg. 2570) and the east line of O. Sizemore, Etux. parcel (OR 199, Pg. 1356) parcel a distance of 183.46 feet to a set iron rod;

thence N 57° 08' 59" E on a line a distance of 23.98 feet to a set iron rod;

thence N 00° 09' 33" E on a line a distance of 40.36 feet to a set iron rod;

thence N 89° 44' 40" W on a line a distance of 20.02 feet to a set iron rod marking the east line of said O Sizemore, Etux. parcel (OR 199, Pg. 1356);

thence N 00° 15' 20" E along the east line of said O. Sizemore, Etux. parcel (OR 199, Pg. 1356) a distance of 106.12 feet to found iron pipe marking the northeast corner of said O. Sizemore, Etux. parcel (OR 199, Pg. 1356);

thence S 89° 44' 40" E on a line a distance of 52.00 feet to a set iron rod;

(TRACT 2)
(0.388 A)

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thence S 00° 15' 20" W on a line a distance of 343.36 feet to a set iron rod marking the north line of said J. Benner, Etux parcel;

thence N 89° 23' 00" W along the north line of said J. Benner, Etux parcel a distance of 52.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.388 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 October 2019.

Prior Deed References – OR 235, Page 2136

19113-S Tract 2 Adjoinder only parcel



PT: 1 N: 0.0000 E: 0.0000
N0°15'20"E DIST: 183.46
PT: 2 N: 183.4582 E: 0.8183
N57°08'59"E DIST: 23.98
PT: 3 N: 196.4660 E: 20.9637
N0°09'33"E DIST: 40.36
PT: 4 N: 236.8259 E: 21.0758
N89°44'40"W DIST: 20.02
PT: 5 N: 236.9152 E: 1.0560
N0°15'20"E DIST: 106.12
PT: 6 N: 343.0341 E: 1.5293
S89°44'40"E DIST: 52.00
PT: 7 N: 342.8022 E: 53.5288
S0°15'20"W DIST: 343.36
PT: 8 N: -0.5544 E: 51.9973
N89°23'00"W DIST: 52.00
PT: 9 N: 0.0052 E: 0.0003

CLOSING BEARING/DISTANCE: S3°29'28"W DIST: 0.0053

MISCLOSURE: N: 0.0052 E: 0.0003

AREA: 0.388 ACRES



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**LEGAL DESCRIPTION OF A 0.022 ACRE PARCEL
FOR DEVIN & MARY SIZEMORE**

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 829.66 feet to a point marking the southeast corner of a parcel of land now or formerly owned by O. Sizemore, Etux. (OR 223, Pg. 2570), referenced by a found iron rod situated N 01° 54' 07" E a distance of 35.19 feet;

thence N 00° 15' 20" E along the east line of said O. Sizemore, Etux. parcel (OR 223, Pg. 2570) and the east line of O. Sizemore, Etux. parcel (OR 199, Pg. 1356) a distance of 388.47 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 00° 15' 20" E along the east line of said O. Sizemore, Etux. parcel (OR 199, Pg. 1356) a distance of 53.46 feet to a set iron rod;

thence S 89° 44' 40" E on a line a distance of 20.02 feet to a set iron rod;

thence S 00° 09' 33" W on a line a distance of 40.36 feet to a set iron rod;

thence S 57° 08' 59" W on a line a distance of 23.98 feet to the **POINT OF BEGINNING**.

Containing in all 0.022 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 October 2019.

(TRACT 1)
(0.022 A)

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19113-S Tract 1 Adjoiner only parcel



PT: 1 N: 0.0000 E: 0.0000
N0°15'20"E DIST: 53.46
PT: 2 N: 53.4595 E: 0.2384
S89°44'40"E DIST: 20.02
PT: 3 N: 53.3702 E: 20.2582
S0°09'33"W DIST: 40.36
PT: 4 N: 13.0103 E: 20.1461
S57°08'59"W DIST: 23.98
PT: 5 N: 0.0025 E: 0.0007

CLOSING BEARING/DISTANCE: S16°44'51"W DIST: 0.0026

MISCLOSURE: N: 0.0025 E: 0.0007

AREA: 0.022 ACRES



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