

**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)  
(0.388A)

REFERENCE SURVEY VOL.   C    
PAGE   1741   IN THE TAX MAP OFFICE  
"2019"

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.

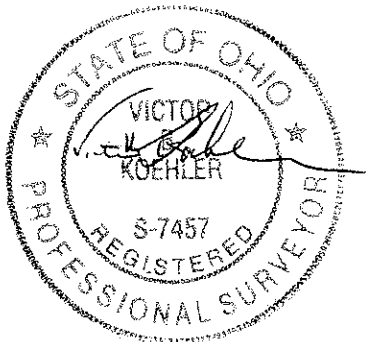
Bearings are assumed and are for angular measurement only.

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      Adjoiner only parcel

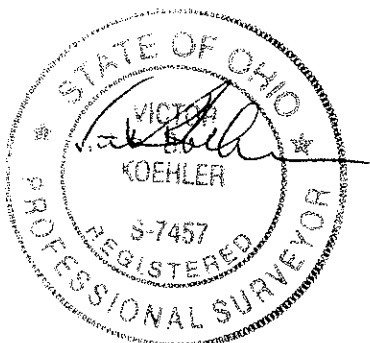


PT: 1 N: 0.0000 E: 0.0000  
N0°15'20"E DIST: 183.46  
PT: 2 N: 183.4582 E: 0.8183  
N57°08'59"E DIST: 23.98  
PT: 3 N: 196.4660 E: 20.9637  
N0°09'33"E DIST: 40.36  
PT: 4 N: 236.8259 E: 21.0758  
N89°44'40"W DIST: 20.02  
PT: 5 N: 236.9152 E: 1.0560  
N0°15'20"E DIST: 106.12  
PT: 6 N: 343.0341 E: 1.5293  
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



REFERENCE SURVEY VOL. C

PAGE 1741 IN THE TAX MAP OFFICE

"2019"

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

---

**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)  
(0.022A)

REFERENCE SURVEY VOL.   C  

PAGE   1741   IN THE TAX MAP OFFICE

" 2019 "

Prior Deed References – OR 235, Page 2136

19113-S      Tract 1      Adjoiner only parcel

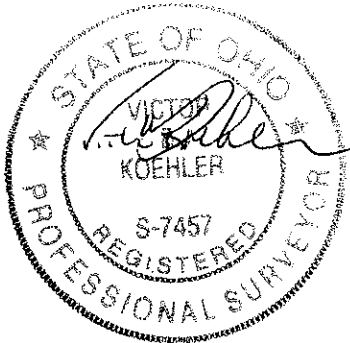


PT: 1 N: 0.0000 E: 0.0000  
N0°15'20"E DIST: 53.46  
PT: 2 N: 53.4595 E: 0.2384  
S89°44'40"E DIST: 20.02  
PT: 3 N: 53.3702 E: 20.2582  
S0°09'33"W DIST: 40.36  
PT: 4 N: 13.0103 E: 20.1461  
S57°08'59"W DIST: 23.98  
PT: 5 N: 0.0025 E: 0.0007

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

MISCLOSURE: N: 0.0025 E: 0.0007

AREA: 0.022 ACRES



REFERENCE SURVEY VOL. C

PAGE 1741 IN THE TAX MAP OFFICE

"2019"