

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

---

**LEGAL DESCRIPTION OF A 5.010 ACRE PARCEL  
FOR TOM VAUGHN**

Being a parcel of land situated in part of the Northwest Quarter of Section 11, 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 east-west half section line  
of said Section 11 and the centerline of Township Highway 124, referenced by a set iron  
rod situated S 89° 38' 40" W a distance of 20.00 feet;

thence on an assumed bearing of N 00° 20' 54" W along the centerline of said Township  
Highway 124 a distance of 1753.09 feet to a set MAG nail marking a corner of a parcel  
of land now or formerly owned by T. & R. Vaughn and being the **POINT OF**  
**BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated  
S 89° 43' 16" W a distance of 20.00 feet;

thence S 89° 43' 16" W along said T. & R. Vaughn parcel a distance of 469.00 feet to a  
set iron rod marking a corner of said T. & R. Vaughn parcel, passing the aforementioned  
found iron rod a distance of 20.00 feet;

thence S 00° 20' 54" E along said T. & R. Vaughn parcel a distance of 435.00 feet to a  
set iron rod marking the north line of a parcel of land now or formerly owned by Ellis  
Lake Recreation Club, Inc.;

thence S 89° 43' 16" W along said Ellis Lake Recreation Club, Inc. parcel a distance of  
100.00 feet to a set iron rod;

thence N 00° 20' 54" W on a line a distance of 594.39 feet to set iron rod;

thence N 29° 13' 14" E on a line a distance of 314.95 feet to a point marking the  
centerline of Negro Run, passing a set iron rod a distance of 284.77 feet;

thence S 77° 50' 31" E along the centerline of said Negro Run a distance of 77.79 feet to  
point, referenced by a set iron rod situated S 83° 44' 26" W a distance of 91.32 feet;

REFERENCE SURVEY VOL. C

PAGE 1769 IN THE TAX MAP OFFICE

"2020"

thence S 50° 10' 33" E along the centerline of said Negro Run a distance of 305.00 feet to a point, referenced by a set iron rod situated S 27° 52' 58" W a distance of 12.00 feet;

thence S 62° 23' 29" E along the centerline of said Negro Run a distance of 158.00 feet to a set MAG nail marking the centerline of said Township Highway 124, referenced by a set iron rod situated S 54° 59' 20" W a distance of 34.62 feet;

thence S 19° 42' 15" W along the centerline of said Township Highway 124 a distance of 102.00 feet to a set MAG nail, referenced by a set iron rod situated S 21° 15' 24" W a distance of 54.32 feet;

thence S 00° 20' 54" E along the centerline of said Township Highway 124 a distance of 50.53 feet to the **POINT OF BEGINNING**.

Containing in all 5.010 acres of land, more or less, of which 0.072 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.

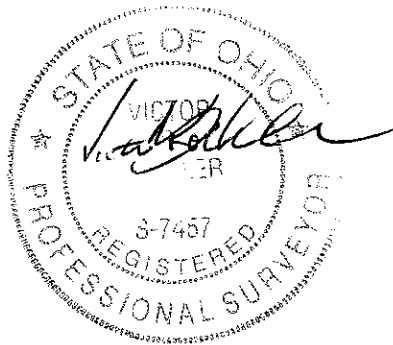
Bearings are assumed and are for angular measurement only.

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 May 2020.

Prior Deed References – OR 126, Page 1093

20070-S



PT: 1 N: 0.0000 E: 0.0000  
S89°43'16"W DIST: 469.00 ✓  
PT: 2 N: -2.2829 E: -468.9944  
S0°20'54"E DIST: 435.00 ✓  
PT: 3 N: -437.2748 E: -466.3499  
S89°43'16"W DIST: 100.00 ✓  
PT: 4 N: -437.7616 E: -566.3487  
N0°20'54"W DIST: 594.39 ✓  
PT: 5 N: 156.6174 E: -569.9623  
N29°13'14"E DIST: 314.95 ✓  
PT: 6 N: 431.4891 E: -416.2123  
S77°50'31"E DIST: 77.79 ✓  
PT: 7 N: 415.1058 E: -340.1671  
S50°10'33"E DIST: 305.00 ✓  
PT: 8 N: 219.7735 E: -105.9229  
S62°23'29"E DIST: 158.00 ✓  
PT: 9 N: 146.5517 E: 34.0862  
S19°42'15"W DIST: 102.00 ✓  
PT: 10 N: 50.5242 E: -0.3045  
S0°20'54"E DIST: 50.53 ✓  
PT: 11 N: -0.0048 E: 0.0027

CLOSING BEARING/DISTANCE: N29°16'47"W DIST: 0.0055

MISCLOSURE: N: -0.0048 E: 0.0027 ✓

AREA: 5.010 ACRES ✓



REFERENCE SURVEY VOL. C  
PAGE 1769 IN THE TAX MAP OFFICE  
"2020"

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

---

**LEGAL DESCRIPTION FOR A 40.00 FOOT WIDE  
INGRESS/EGRESS EASEMENT**

Being a parcel of land situated in part of the Northwest Quarter of Section 11, 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 east-west half section line  
of said Section 11 and the centerline of Township Highway 124, referenced by a set iron  
rod situated S 89° 38' 40" W a distance of 20.00 feet;

thence on an assumed bearing of N 00° 20' 54" W along the centerline of said Township  
Highway 124 a distance of 1803.62 feet to a set MAG nail, referenced by a set iron rod  
situated S 21° 15' 24" W a distance of 54.32 feet;

thence N 19° 42' 15" E along said Township Road 124 a distance of 30.53 feet to the  
being the **POINT OF BEGINNING** of a 40.00 foot wide easement centered on the  
following described centerline:

thence N 48° 36' 49" W on a line a distance of 129.72 feet to a point;

thence N 55° 22' 23" W on a line a distance of 322.23 feet to a point;

thence N 64° 45' 34" W on a line a distance of 96.54 feet to a point marking the west line  
of a 5.010 acre parcel of ground as illustrated on a survey performed by Koehler  
Surveying Inc. in May 2020 and being the **POINT OF TERMINATION** of said  
easement.

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 May 2020.

Prior Deed References – OR 126, Page 1093

20070-S      Easement



REFERENCE SURVEY VOL. C  
PAGE 1769 IN THE TAX MAP OFFICE  
2020 "Easement"