

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
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**LEGAL DESCRIPTION OF A 0.639 ACRE PARCEL**  
**FOR CLINT & LAUREN RICHEY**

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

Commencing at a found stone marking the center of said Section 4 and the centerline of County Highway 55;

thence on an assumed bearing of N 89° 47' 28" E along the east-west half section line of said Section 4 and centerline of said County Highway 55 a distance of 1172.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod a situated S 01° 12' 48" W a distance of 25.00 feet;

thence continuing N 89° 47' 28" E along the east-west half section line of said Section 4 and the centerline of County Highway 55 a distance of 65.00 feet to a point marking a corner of a parcel of land now or formerly owned by C. Richey, Etux., referenced by a set iron rod situated S 68° 56' 07" W a distance of 70.22 feet;

thence S 01° 12' 48" W along said C. Richey, Etux. parcel a distance of 428.37 feet to a found iron pipe marking a corner of said C. Richey, Etux. parcel, passing a found railroad spike at a distance of 2.26 feet;

thence S 89° 53' 48" W on a line a distance of 65.00 feet to a set iron rod;

thence N 01° 12' 48" E on a line a distance of 428.25 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 403.25 feet.

Containing in all 0.639 acres of land, more or less, of which 0.037 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 March 2021.

Prior Deed References – OR 147, Page 378

21022-S      Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000  
N89°47'28"E DIST: 65.00  
PT: 2 N: 0.2370 E: 64.9996  
S1°12'48"W DIST: 428.37  
PT: 3 N: -428.0370 E: 55.9288  
S89°53'48"W DIST: 65.00  
PT: 4 N: -428.1542 E: -9.0711  
N1°12'48"E DIST: 428.25  
PT: 5 N: -0.0002 E: -0.0029

CLOSING BEARING/DISTANCE: N85°31'17"E DIST: 0.0029

MISCLOSURE: N: -0.0002 E: -0.0029

AREA: 0.639 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1794 IN THE TAX MAP OFFICE  
"2021"