

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 17.235 ACRE PARCEL
FOR VERA J. HUNTER**

Being a parcel of land situated in part of the Southwest and Northwest Quarters of Section 32, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 32 and the centerline of County Highway 96 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 00° 07' 44" E along the west line of said Section 32 and the centerline of said County Highway 96 a distance of 786.00 feet to a set MAG nail;

thence S 87° 52' 01" E on a line a distance of 531.12 feet to a set iron rod, passing a set iron rod a distance of 30.02 feet;

thence S 00° 07' 44" W on a line a distance of 1410.28 feet to a found iron pipe marking a corner of a parcel of land now or formerly owned by J. Hunter, Etux.;

thence N 89° 07' 51" W along said J. Hunter, Etux. parcel a distance of 527.93 feet to a point marking the west line of said Section 32 and the centerline of said County Highway 96, passing a found iron pipe a distance of 508.33 feet and found MAG nail a distance of 526.04 feet;

thence N 00° 08' 00" W along the west line of said Section 32 and the centerline of said County Highway 96 a distance of 636.04 feet to the **POINT OF BEGINNING**.

Containing in all 17.235 acres of land, more or less, of which 0.979 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 February 2022.

Prior Deed References – OR 227, Page 1005; OR 249, Page 854

21232-S



PT: 1 N: 0.0000 E: 0.0000
N0°07'44"E DIST: 786.00
PT: 2 N: 785.9980 E: 1.7681
S87°52'01"E DIST: 531.12
PT: 3 N: 766.2296 E: 532.5201
S0°07'44"W DIST: 1410.28
PT: 4 N: -644.0468 E: 529.3476
N89°07'51"W DIST: 527.93
PT: 5 N: -636.0385 E: 1.4784
N0°08'00"W DIST: 636.04
PT: 6 N: -0.0003 E: -0.0017

CLOSING BEARING/DISTANCE: N81°27'25"E DIST: 0.0018

MISCLOSURE: N: -0.0003 E: -0.0017

AREA: 17.235 ACRES



REFERENCE SURVEY VOL. C
PAGE 1835 IN THE TAX MAP OFFICE

(2022)