

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

**LEGAL DESCRIPTION OF A 2.655 ACRE PARCEL
FOR ED CARPENTER**

Being a parcel of land situated in part of the Southeast Quarter of Section 16, T-2-S R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 16 and the centerline of Township Highway 121;

thence on an assumed bearing of S 89° 47' 11" E along the south line of said Section 16 and the centerline of said Township Highway 121 a distance of 45.09 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by C. Baker, Etux. and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 01° 28' 44" E along said C. Baker, Etux. parcel a distance of 335.92 feet to a found iron rod marking a corner of said C. Baker, Etux. parcel, passing found iron pipes at distances of 20.00 feet and 200.92 feet and a found iron rod at a distance of 235.92 feet respectively;

thence S 88° 30' 36" E along said C. Baker, Etux. parcel a distance of 411.59 feet to a found MAG nail marking the centerline of County Highway 50, passing a found iron rod a distance of 390.91 feet;

thence S 16° 12' 02" W along the centerline of said County Highway 50 a distance 270.23 feet to a found iron rod;

thence S 72° 51' 34" W along the centerline of said County Highway 50 a distance of 171.81 feet to a found MAG nail, referenced by a found iron pipe situated N 01° 25' 48" E a distance of 21.00 feet;

thence S 75° 31' 12" W along the centerline of said County Highway 50 a distance of 61.64 feet to a found MAG nail marking the south line of said Section 16 and the centerline of said Township Highway 121, referenced by a found iron rod situated S 07° 18' 57" E a distance of 20.17 feet;

thence N 89° 47' 11" W along the south line of said Section 16 and the centerline of said Township Highway 121 a distance of 120.87 feet to the **POINT OF BEGINNING**.

Containing in all 2.655 acres of land, more or less, of which 0.241 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 September 2024.

Prior Deed References – OR 230, Page 2208, OR 196, Page 2466

24115-S Retracement/Combo Tract



PT: 1 N: 0.0000 E: 0.0000
N1°28'44"E DIST: 335.92
PT: 2 N: 335.8081 E: 8.6696
S88°30'36"E DIST: 411.59
PT: 3 N: 325.1057 E: 420.1205
S16°12'02"W DIST: 270.23
PT: 4 N: 65.6063 E: 344.7262
S72°51'34"W DIST: 171.81
PT: 5 N: 14.9710 E: 180.5472
S75°31'12"W DIST: 61.64
PT: 6 N: -0.4416 E: 120.8652
N89°47'11"W DIST: 120.87
PT: 7 N: 0.0091 E: -0.0040

CLOSING BEARING/DISTANCE: S23°43'34"E DIST: 0.0099

MISCLOSURE: N: 0.0091 E: -0.0040

AREA: 2.655 ACRES



REFERENCE SURVEY VOL. C
PAGE 1922 IN THE TAX MAP OFFICE
2024