

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

**LEGAL DESCRIPTION OF A 77.202 ACRE PARCEL
FOR JUNE BARDON**

Being a parcel of land situated in part of the Southeast and Southwest Quarters of Section 32, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at the southeast corner of said Section 32 referenced by a found monument situated S 36° 32' 25" E a distance of 79.80 feet;

thence on an assumed bearing of S 89° 33' 50" W along the south line of said Section 32 a distance of 387.73 feet to a found monument and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing S 89° 33' 50" W along the south line of said Section 32 a distance of 2177.77 feet to the bank of the Sandusky River passing a set iron rod for reference a distance of 2083.19 feet;

thence N 19° 19' 34" E along said bank of the Sandusky River a distance of 102.55 feet to a point, referenced by a set iron rod situated N 36° 09' 20" E a distance of 82.36 feet;

thence N 36° 09' 20" E along said bank of the Sandusky River a distance of 82.36 feet to a set iron rod;

thence N 17° 08' 49" W along said bank of the Sandusky River a distance of 121.87 feet to a set iron rod;

thence N 56° 40' 32" W along said bank of the Sandusky River a distance of 175.63 feet to a set iron rod;

thence N 86° 48' 11" W along said bank of the Sandusky River a distance of 272.73 feet to a set iron rod;

thence N 88° 29' 14" W along said bank of the Sandusky River a distance of 168.53 feet to a set iron rod;

thence N 70° 11' 29" W along the bank of the Sandusky River a distance of 244.37 feet to a set iron rod;

thence N 86° 54' 22" W along the bank of the Sandusky River a distance of 325.21 feet to a set iron rod;

thence N 62° 44' 41" W along the bank of the Sandusky River a distance of 75.74 feet to a set iron rod;

thence N 54° 02' 45" W along the bank of the Sandusky River a distance of 204.76 feet to a point, referenced by a set iron rod situated N 44° 30' 20" W a distance of 57.46 feet;

thence N 44° 30' 20" W along the bank of the Sandusky River a distance of 57.46 feet to a set iron rod;

thence N 18° 09' 58" W along the bank of the Sandusky River a distance of 64.25 feet to a point, referenced by the aforementioned set iron rod situated S 18° 09' 58" E a distance of 64.25 feet;

thence N 06° 43' 17" W along the bank of the Sandusky River a distance of 77.80 feet to a point, referenced by a set iron rod situated N 11° 20' 20" E a distance of 69.04 feet;

thence N 11° 20' 20" E along the bank of the Sandusky River a distance of 69.04 feet to a set iron rod;

thence N 10° 23' 41" E along the bank of the Sandusky River a distance of 67.53 feet to a point, referenced by a set iron rod situated N 19° 42' 13" E a distance of 124.96 feet;

thence N 19° 42' 13" E along the bank of the Sandusky River a distance of 124.96 feet to a set iron rod;

thence N 40° 04' 46" E along the bank of the Sandusky River a distance of 354.24 feet to a set iron rod;

thence N 26° 11' 33" E along the bank of the Sandusky River a distance of 342.51 feet to a set iron rod;

thence N 33° 11' 25" E along the bank of the Sandusky River a distance of 85.22 feet to a point, referenced by a set iron rod situated N 48° 31' 45" E a distance of 30.88 feet;

thence N 48° 31' 45" E along the bank of the Sandusky River a distance of 30.88 feet to a set iron rod;

thence N 51° 55' 05" E along said bank of the Sandusky River a distance of 68.07 feet to a point, referenced by the aforementioned set iron rod situated S 51° 55' 05" W a distance of 68.07 feet;

thence N 64° 49' 31" E along said bank of the Sandusky River a distance of 156.55 feet to a set iron rod;

thence N 75° 22' 21" E along said bank of the Sandusky River a distance of 374.96 feet to a set iron rod;

thence N 83° 40' 23" E along said bank of the Sandusky River a distance of 148.46 feet to a set iron rod;

thence S 87° 34' 59" E along said bank of the Sandusky River a distance of 128.98 feet to a set iron rod;

thence S 79° 17' 41" E along said bank of the Sandusky River a distance of 188.06 feet to a set iron rod;

thence N 73° 59' 12" E along said bank of the Sandusky River a distance of 204.70 feet to a point on the west line of a parcel of land now or formerly owned by The City of Upper Sandusky, Ohio, (see DV 200, Page 173, OR 62, Page 421 and DV 126, Page 39) referenced by a found iron rod situated S 00° 05' 09" W a distance of 5.00 feet;

thence S 00° 05' 09" W along said The City of Upper Sandusky, Ohio parcel a distance of 597.97 feet to a found iron rod, passing a found iron rod a distance of 5.00 feet;

thence N 89° 43' 18" E along said The City of Upper Sandusky, Ohio parcel a distance of 336.49 feet to a set iron rod;

thence S 36° 43' 21" W along said The City of Upper Sandusky, Ohio parcel a distance of 246.25 feet to a set iron rod;

thence S 76° 34' 53" W along said The City of Upper Sandusky parcel a distance of 189.47 feet to a found monument;

thence S 14° 45' 00" W along said The City of Upper Sandusky parcel a distance of 183.47 feet to a found monument;

thence S 47° 20' 10" E along said The City of Upper Sandusky parcel a distance of 1058.21 feet to a found monument;

thence N 54° 20' 01" E along said The City of Upper Sandusky parcel a distance of 475.17 feet to a found monument;

thence N 89° 27' 20" E along said The City of Upper Sandusky parcel a distance of 456.08 feet to a found monument;

thence S 00° 32' 52" E along said The City of Upper Sandusky parcel a distance of 50.00 feet to a set iron rod;

thence N 89° 32' 09" E along said The City of Upper Sandusky parcel a distance of 260.24 feet to a set iron rod;

thence S 00° 32' 51" E along said The City of Upper Sandusky parcel a distance of 472.77 feet to the **POINT OF BEGINNING**.

Containing in all 77.202 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 March 2017.

Prior Deed References – OR 237, Page 611

15185-S



PT: 1 N: 0.0000 E: 0.0000
 S89°33'50"W DIST: 2177.77
 PT: 2 N: -16.5761 E: -2177.7069
 N19°19'34"E DIST: 102.55
 PT: 3 N: 80.1952 E: -2143.7686
 N36°09'20"E DIST: 82.36
 PT: 4 N: 146.6942 E: -2095.1778
 N17°08'49"W DIST: 121.87
 PT: 5 N: 263.1473 E: -2131.1080
 N56°40'32"W DIST: 175.63
 PT: 6 N: 359.6348 E: -2277.8597
 N86°48'11"W DIST: 272.73
 PT: 7 N: 374.8445 E: -2550.1652
 N88°29'14"W DIST: 168.53
 PT: 8 N: 379.2936 E: -2718.6365
 N70°11'29"W DIST: 244.37
 PT: 9 N: 462.1056 E: -2948.5471
 N86°54'22"W DIST: 325.21
 PT: 10 N: 479.6579 E: -3273.2831
 N62°44'41"W DIST: 75.74
 PT: 11 N: 514.3435 E: -3340.6140
 N54°02'45"W DIST: 204.76
 PT: 12 N: 634.5658 E: -3506.3646
 N44°30'20"W DIST: 57.46
 PT: 13 N: 675.5453 E: -3546.6428
 N18°09'58"W DIST: 64.25
 PT: 14 N: 736.5929 E: -3566.6742
 N6°43'17"W DIST: 77.80
 PT: 15 N: 813.8582 E: -3575.7800
 N11°20'20"E DIST: 69.04
 PT: 16 N: 881.5506 E: -3562.2060
 N10°23'41"E DIST: 67.53
 PT: 17 N: 947.9723 E: -3550.0216
 N19°42'13"E DIST: 124.96
 PT: 18 N: 1065.6158 E: -3507.8908
 N40°04'46"E DIST: 354.24
 PT: 19 N: 1336.6634 E: -3279.8137
 N26°11'33"E DIST: 342.51
 PT: 20 N: 1644.0032 E: -3128.6337
 N33°11'25"E DIST: 85.22
 PT: 21 N: 1715.3201 E: -3081.9825
 N48°31'45"E DIST: 30.88
 PT: 22 N: 1735.7701 E: -3058.8443
 N51°55'05"E DIST: 68.07
 PT: 23 N: 1777.7548 E: -3005.2644
 N64°49'31"E DIST: 156.55
 PT: 24 N: 1844.3481 E: -2863.5843
 N75°22'21"E DIST: 374.96
 PT: 25 N: 1939.0381 E: -2500.7775
 N83°40'23"E DIST: 148.46
 PT: 26 N: 1955.3987 E: -2353.2217
 S87°34'59"E DIST: 128.98
 PT: 27 N: 1949.9594 E: -2224.3565
 S79°17'41"E DIST: 188.06
 PT: 28 N: 1915.0260 E: -2039.5695
 N73°59'12"E DIST: 204.70
 PT: 29 N: 1971.4947 E: -1842.8124
 S0°05'09"W DIST: 597.97
 PT: 30 N: 1373.5254 E: -1843.7082
 N89°43'18"E DIST: 336.49
 PT: 31 N: 1375.1600 E: -1507.2222
 S36°43'21"W DIST: 246.25
 PT: 32 N: 1177.7805 E: -1654.4649
 S76°34'53"W DIST: 189.47
 PT: 33 N: 1133.8114 E: -1838.7625

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S14°45'00"W DIST: 183.47
PT: 34 N: 956.3875 E: -1885.4743
S47°20'10"E DIST: 1058.21
PT: 35 N: 239.2424 E: -1107.3282
N54°20'01"E DIST: 475.17
PT: 36 N: 516.2973 E: -721.2879
N89°27'20"E DIST: 456.08
PT: 37 N: 520.6311 E: -265.2284
S0°32'52"E DIST: 50.00
PT: 38 N: 470.6333 E: -264.7504
N89°32'09"E DIST: 260.24
PT: 39 N: 472.7416 E: -4.5190
S0°32'51"E DIST: 472.77
PT: 40 N: -0.0068 E: -0.0014

CLOSING BEARING/DISTANCE: N11°32'50"E DIST: 0.0070

MISCLOSURE: N: -0.0068 E: -0.0014

AREA: 77.202 ACRES

