

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

**LEGAL DESCRIPTION OF A 45.140 ACRE PARCEL
FOR JOSEPH YOST**

Being a parcel of land situated in part of the Northeast and Southeast Quarters of Section 14, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 14 and the centerline of Township Highway 105;

thence on an assumed bearing of N 00° 23' 08" E along the north-south half section line of said Section 14 and the centerline of said Township Highway 105 a distance of 1129.73 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 89° 37' 21" E a distance of 20.00 feet;

thence continuing N 00° 23' 08" E along the north-south half section line of said Section 14 and the centerline of said Township Highway 105 a distance of 1480.74 feet to a set MAG nail marking the southerly right-of-way line of the W. & L. E. Railroad;

thence S 89° 45' 19" E along the southerly right-of-way line of said W. & L. E. Railroad parcel a distance of 813.04 feet to a set iron rod;

thence along the southerly right-of-way line of said W. & L. E. Railroad parcel on a curve to the left a distance of 512.17 feet, having a chord of 510.59 feet and a chord bearing of N 82° 26' 34" E to a set iron rod marking the west line of the east half of the northeast quarter of said Section 14;

thence S 00° 19' 53" W along the west line of the east half of the northeast quarter of said Section 14 a distance of 39.37 feet to a set iron rod marking the east-west half section line of said Section 14;

thence S 00° 23' 19" W along the west line of the east half of the southeast quarter of said Section 14 a distance of 1513.74 feet to a set iron rod;

thence N 89° 37' 21" W on a line a distance of 1318.69 feet to the **POINT OF BEGINNING**.

Containing in all 45.140 acres of land, more or less, of which 0.680 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 2021.

Prior Deed References – OR 268, Page 1237

21133-S



PT: 1 N: 0.0000 E: 0.0000
N0°23'08"E DIST: 1480.74
PT: 2 N: 1480.7065 E: 9.9641
S89°45'19"E DIST: 813.04
PT: 3 N: 1477.2338 E: 822.9967
CURVE LEFT: DELTA = 15°36'13" R = 1880.67 L = 512.17 CH = 510.59 CHD BRG = N82°26'34"E
PT: 5 N: 1544.3847 E: 1329.1517
S0°19'53"W DIST: 39.37
PT: 6 N: 1505.0154 E: 1328.9240
S0°23'19"W DIST: 1513.74
PT: 7 N: -8.6898 E: 1318.6571
N89°37'21"W DIST: 1318.69
PT: 8 N: -0.0015 E: -0.0043

CLOSING BEARING/DISTANCE: N70°29'27"E DIST: 0.0045

MISCLOSURE: N: -0.0015 E: -0.0043

AREA: 45.140 ACRES



REFERENCE SURVEY VOL. D
PAGE 470 IN THE TAX MAP OFFICE
"2021"