

LEGAL DESCRIPTION

Pt. of the NW1/4, Section 8, T2S, R14E,
Crane Township, Wyandot County
State of Ohio

27.016 Acres

PARCEL A

Situated in Crane Township, County of Wyandot, State of Ohio and being a part of the Northwest Quarter of Section 8, Township 2 South, Range 14 East, also being part of a Parcel of Land previously conveyed to Mark A. Koehler and Katherine Koehler, as per OR 258, Page 59 of the Wyandot County Deed Records, and being a part of Parcel #05-2815-0100-00, a Parcel of Land bounded and described as follows:

Commencing at a Mag Nail in Concrete found marking the northwest corner of the Northwest Quarter of said Section 8, referenced by a 1-1/2 inch Pipe found bearing, S 03°36'47" W, a distance of 20.14 feet;

Thence along the north line of said Northwest Quarter, also being the centerline of County Highway 42 (40' R/W), S 89°30'03" E, a distance of 845.40 feet to a Mag Nail found marking the northeast corner of a Parcel of Land previously conveyed to Karla M. Koehler, as per OR 277, Page 2880 of the Wyandot County Deed Records, and being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described, referenced by a 5/8 inch Capped Rebar found marked "VBK" bearing, S 00°00'40" E, a distance of 20.00 feet;

Thence continuing along said north line and along said centerline, S 89°30'03" E, a distance of 1560.76 feet to a Mag Nail found marking the intersection of said north line with the centerline of State Route 53 (60' R/W), referenced by a 1/2 inch Capped Pipe found bearing, S 53°16'19" W, a distance of 49.58 feet;

Thence along the centerline of said State Route 53 (60' R/W), S 04°28'17" W, a distance of 921.58 feet to a 1/2 inch Head Nail found marking the northeast corner of another Parcel of Land previously conveyed to Mark A. Koehler and Katherine Koehler, as per OR 258, Page 59 of the Wyandot County Deed Records;

Thence leaving said centerline and along the north line of said Koehler Parcel, N 89°30'05" W, a distance of 1145.97 feet to a 5/8 inch Capped Rebar Set, and passing a 1/2 inch Capped Pipe found at 30.10 feet;

Thence, N 00°00'40" W, a distance of 656.47 feet to a 5/8 inch Capped Rebar Set;

Thence, N 89°30'03" W, a distance of 342.76 feet to a point in the centerline of Ditch and marking the southeast corner of the aforementioned Karla M. Koehler Parcel, being referenced by a 5/8 inch Rebar found marked "VBK" bearing, N 00°00'40" W, a distance of 20.00 feet;

Thence leaving said Ditch, and along the east line of said Karla M. Koehler Parcel, N 00°00'40" W, a distance of 262.95 feet to the PRINCIPAL POINT OF BEGINNING, and passing a 5/8 inch Rebar found marked "VBK" 20.00 feet south thereof;

Containing 27.016 Acres of land, more or less, of which 0.709 Acres lie within the southerly Right-of-Way of said County Highway 42 and 0.628 Acres lie within the westerly Right-of-Way of said State Route 53, all being subject to any prior easements of record or otherwise.

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(Cont.)

Bearings are based on the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011), and as referenced along the north line of the Northwest Quarter of said Section 8, as being S 89°30'03" E.

Distances referenced are ground distances.

Where described above, all '5/8 inch Capped Rebar Set' are 30 inches in length, with an orange plastic cap stamped 'VHHA #8159' placed on top.

This description was prepared in accordance with a Field Survey performed in August 2025 and prepared by Daniel R. Stone, Registered Surveyor #8159, 3200 N. Main Street, Findlay, Ohio, 45840.

Date: 23. Sept. 2025



Survey and Legal Description by:

Daniel R. Stone

Daniel R. Stone, P.E., P.S.
Ohio Registered Surveyor #8159

MAPCHECK

For: Clouse

Pt. of the NW1/4, Section 8, T2S, R14E,
Crane Township, Wyandot County
State of Ohio

Mapcheck 1: Parcel A

Closure Summary

Precision, 1 part in: 762158.090'

Error distance: 0.006'

Error direction: N11°55'37.1"E

Area: 27.016 acres

Square area: 1176805.796

Point of Beginning

Side 1: Line

Direction: S89°30'03.0"E

Distance: 1560.760'

Side 2: Line

Direction: S4°28'17.0"W

Distance: 921.580'

Side 3: Line

Direction: N89°30'05.0"W

Distance: 1145.970'

Side 4: Line

Direction: N0°00'40.0"W

Distance: 656.470'

Side 5: Line

Direction: N89°30'03.0"W

Distance: 342.760'

Side 6: Line

Direction: N0°00'40.0"W

Distance: 262.950'

REFERENCE SURVEY VOL. **D**
PAGE **714** IN THE TAX MAP OFFICE
2025

