

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 4.019 ACRE PARCEL
FOR DALTON YOST**

Being a parcel of land situated in part of the Northeast Quarter of Section 12, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of Section 12 and the intersection of the centerlines of Township Highway 11 and Township Highway 107;

thence on an assumed bearing of N 89° 32' 04" W along the north line of said Section 12 and the centerline of said Township Highway 11 a distance of 2000.82 feet to a set MAG nail marking the west line of the east half of the west half of the northeast quarter of said Section 12 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 00° 10' 19" W along the west line of the east half of the west half of the northeast quarter of said Section 12 a distance of 574.00 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 89° 32' 04" W on a line a distance of 305.00 feet to a set iron rod;

thence N 00° 10' 19" E on a line a distance of 574.00 feet to a set MAG nail marking the north line of said Section 12 and the centerline of Township Highway 11, passing a set iron rod a distance of 544.00 feet;

thence S 89° 32' 04" E along the north line of said Section 12 and the centerline of said Township Highway 11 a distance of 305.00 feet to the **POINT OF BEGINNING**.

Containing in all 4.019 acres of land, more or less, of which 0.210 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 June 2025

REFERENCE SURVEY VOL. C
PAGE 1945 IN THE TAX MAP OFFICE
· 2025 ·

Prior Deed References – OR 288, Page 2466

25063-S



PT: 1 N: 0.0000 E: 0.0000
S0°10'19"W DIST: 574.00
PT: 2 N: -573.9974 E: -1.7226
N89°32'04"W DIST: 305.00
PT: 3 N: -571.5192 E: -306.7125
N0°10'19"E DIST: 574.00
PT: 4 N: 2.4782 E: -304.9899
S89°32'04"E DIST: 305.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 4.019 ACRES

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'2025'

