

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

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**LEGAL DESCRIPTION OF A 0.695 ACRE PARCEL  
FOR LUST ACRES INC.**

Being a parcel of land situated in part of the Southwest Quarter of Section 10, T-4-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of said Section 10 and the centerline of Township Highway 68;

thence on an assumed bearing of S 89° 53' 32" E along the south line of said Section 10 and the centerline of said Township Highway 68 a distance of 523.06 feet to a found railroad spike marking a corner of a parcel of land now or formerly owned by M. Gilmore and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 00° 06' 28" E along said M. Gilmore parcel a distance of 217.80 feet to a found iron rod marking a corner of said M. Gilmore parcel and a corner of a parcel of land now or formerly owned by Lust Acres, Inc., passing a found iron rod a distance of 20.00 feet;

thence S 89° 53' 32" E on a line a distance of 139.08 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by D. Bryant, Trustee;

thence S 00° 06' 28" W along said D. Bryant, Trustee parcel a distance of 217.80 feet to a found railroad spike marking the south line of said Section 10 and the centerline of Township Highway 68, passing a found iron rod a distance of 197.80 feet;

thence N 89° 53' 32" W along the south line of said Section 10 and the centerline of said Township Highway 68 a distance of 139.08 feet to the **POINT OF BEGINNING**.

Containing in all 0.695 acres of land, more or less, of which 0.064 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 April 2024.

REFERENCE SURVEY VOL. B

PAGE

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IN THE TAX MAP OFFICE

"2024" Tract 2

Prior Deed References – OR 270, Page 688

24015-S      Tract 2      Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000  
N0°06'28"E DIST: 217.80  
PT: 2 N: 217.7996 E: 0.4097  
S89°53'32"E DIST: 139.08  
PT: 3 N: 217.5380 E: 139.4895  
S0°06'28"W DIST: 217.80  
PT: 4 N: -0.2616 E: 139.0798  
N89°53'32"W DIST: 139.08  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.695 ACRES

REFERENCE SURVEY VOL. B  
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"2024" Tract 2



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**LEGAL DESCRIPTION OF A 1.557 ACRE PARCEL  
FOR LUST ACRES INC.**

Being a parcel of land situated in part of the Southwest Quarter of Section 10, T-4-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of said Section 10 and the centerline of Township Highway 68;

thence on an assumed bearing of S 89° 53' 32" E along the south line of said Section 10 and the centerline of said Township Highway 68 a distance of 523.06 feet to a found railroad spike marking a corner of a parcel of land now or formerly owned by M. Gilmore;

thence N 00° 06' 28" E along said M. Gilmore parcel a distance of 217.80 feet to a found iron rod marking a corner of said M. Gilmore parcel and a corner of a parcel of land now or formerly owned by Lust Acres, Inc. and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a found iron rod a distance of 20.00 feet;

thence continuing N 00° 06' 28" E along said Lust Acres Inc. parcel a distance of 200.00 feet to a found iron rod marking a corner of said Lust Acres Inc. parcel;

thence S 89° 53' 32" E along said Lust Acres, Inc. parcel a distance of 339.08 feet to a found iron rod marking a corner of said Lust Acres, Inc. parcel;

thence S 00° 06' 28" W along said Lust Acres, Inc. parcel a distance of 200.00 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by D. Bryant Trustee;

thence N 89° 53' 32" W along said D. Bryant Trustee parcel and extended a distance of 339.08 feet to the **POINT OF BEGINNING**.

Containing in all 1.557 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.

REFERENCE SURVEY VOL. B

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"Tract 1" "2024"

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 April 2024.

Prior Deed References – OR 270, Page 688

24015-S      Tract 1      Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000  
N0°06'28"E DIST: 200.00  
PT: 2 N: 199.9996 E: 0.3762  
S89°53'32"E DIST: 339.08  
PT: 3 N: 199.3618 E: 339.4556  
S0°06'28"W DIST: 200.00  
PT: 4 N: -0.6378 E: 339.0794  
N89°53'32"W DIST: 339.08  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 1.557 ACRES



REFERENCE SURVEY VOL. B  
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"2024" Tract 1