

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

LEGAL DESCRIPTION OF A 2.166 ACRE PARCEL
FOR BYRON H. SNYDER

Being a parcel of land situated in part of Lot 3 and Lot 4 of Greg's Addition to the Village of Bellevernon, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the centerlines of State Route 67 and Bucyrus Street (CH 35), referenced by a set iron rod situated S 14° 39' 28" E a distance of 51.81 feet;

thence on an assumed bearing of S 53° 19' 42" E along the centerline of Bucyrus Street (CH 35) a distance of 552.75 feet to a found iron rod;

thence S 30° 11' 07" E along said centerline a distance of 148.50 feet to a set MAG nail marking a southeasterly corner of a parcel of land currently owned by David A. Lininger, et ux and being the **POINT OF BEGINNING**;

thence N 36° 40' 18" E along an easterly line of said Lininger parcel a distance of 198.00 feet to a set iron rod marking a corner of said Lininger parcel, passing a set iron rod a distance of 35.88 feet;

thence S 53° 19' 42" E along a line of said Lininger parcel a distance of 74.62 feet to a set iron rod on the common line between said Lots 3 & 4 marking a corner of said Lininger parcel;

thence N 36° 40' 18" E along a line of said Lininger parcel (common line between said Lots 3 & 4) a distance of 372.76 feet to a set iron rod marking a corner of said Lininger parcel;

thence S 00° 13' 16" W along a line of said Lininger parcel a distance of 403.36 feet to a point;

thence S 84° 15' 08" W a distance of 175.00 feet to a set iron rod, passing a set iron rod for reference a distance of 1.00 foot;

thence S 40° 35' 55" W a distance of 201.94 feet to a set MAG nail on the centerline of Bucyrus Street (CH 35), passing a set iron rod a distance of 166.99 feet;

thence N 30° 11' 07" W along said centerline a distance of 186.24 feet to the **POINT OF BEGINNING**.

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(PARCEL #1) (2.166A)

Containing in all 2.166 acres of land, more or less, of which 0.142 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 December, 2001.

Prior Deed Reference – Volume 131, Page 205.

01198-S (245)

Parcel #1

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

**LEGAL DESCRIPTION OF A 1.463 ACRE PARCEL
FOR BYRON H. SNYDER**

Being a parcel of land situated in part of Lot 3 of Greg's Addition to the Village of Bellevernon, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the centerlines of State Route 67 and Bucyrus Street (CH 35), referenced by a set iron rod situated S 14° 39' 28" E a distance of 51.81 feet;

thence on an assumed bearing of S 53° 19' 42" E along the centerline of Bucyrus Street (CH 35) a distance of 552.75 feet to a found iron rod;

thence S 30° 11' 07" E along said centerline a distance of 334.74 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a set MAG nail a distance of 148.50 feet;

thence N 40° 35' 55" E a distance of 201.94 feet to a set iron rod, passing a set iron rod a distance of 34.95 feet;

thence N 84° 15' 08" E a distance of 175.00 feet to a point on a westerly line of a parcel of land currently owned by David A. Lininger, et ux, passing a set iron rod for reference a distance of 174.00 feet;

thence S 00° 13' 16" W along a westerly line of said Lininger parcel and a westerly line of a parcel of land currently owned by Michael A. Collene, et ux a distance of 250.00 feet to a found iron rod marking a corner of said Collene parcel;

thence S 84° 15' 08" W a distance of 245.46 feet to a set iron rod on the centerline of Bucyrus Street (CH 35), passing two found iron rods a distance of 212.51 feet and 245.31 feet respectively;

thence N 30° 11' 07" W along said centerline a distance of 120.00 feet to the **POINT OF BEGINNING**.

1.463 - 4/3/2016

Containing in all ~~2.166~~ acres of land, more or less, of which 0.101 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.

(PARCEL # 2) (1.463 A)
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This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in December, 2001.

Prior Deed Reference – Volume 131, Page 205.

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Parcel #2

KOEHLER SURVEYING
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UPPER SANDUSKY, OHIO 43351
(419) 294-5388

LEGAL DESCRIPTION OF A 1.463 ACRE PARCEL
FOR BYRON H. SNYDER

Being a parcel of land situated in part of Lot 3 of Greg's Addition to the Village of Bellevermon, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the centerlines of State Route 67 and Bucyrus Street (CH 35), referenced by a set iron rod situated S 14° 39' 28" E a distance of 51.81 feet;

thence on an assumed bearing of S 53° 19' 42" E along the centerline of Bucyrus Street (CH 35) a distance of 552.75 feet to a found iron rod;

thence S 30° 11' 07" E along said centerline a distance of 334.74 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a set MAG nail a distance of 148.50 feet;

thence N 40° 35' 55" E a distance of 201.94 feet to a set iron rod, passing a set iron rod a distance of 34.95 feet;

thence N 84° 15' 08" E a distance of 175.00 feet to a point on a westerly line of a parcel of land currently owned by David A. Lininger, et ux, passing a set iron rod for reference a distance of 174.00 feet;

thence S 00° 13' 16" W along a westerly line of said Lininger parcel and a westerly line of a parcel of land currently owned by Michael A. Collene, et ux a distance of 250.00 feet to a found iron rod marking a corner of said Collene parcel;

thence S 84° 15' 08" W a distance of 245.46 feet to a set iron rod on the centerline of Bucyrus Street (CH 35), passing two found iron rods a distance of 212.51 feet and 245.31 feet respectively;

thence N 30° 11' 07" W along said centerline a distance of 120.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.166 acres of land, more or less, of which 0.101 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.

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Parcel #2