

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

**LEGAL DESCRIPTION OF A 12.434 ACRE PARCEL
FOR SARA DARDINGER**

Being a parcel of land situated in part of the Southwest Quarter of Section 15, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the west quarter post of said Section 15;

thence on an assumed bearing of N 88° 51' 54" E along the east-west half section line of said Section 15 a distance of 809.12 feet to a set MAG nail marking the limited access right-of-way line of U. S. Route 23 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 13° 03' 05" W a distance of 20.63 feet;

thence continuing N 88° 51' 54" E along said east-west half section line of said Section 15 a distance of 260.17 feet to a set MAG nail marking the northwest corner of a parcel of land now or formerly owned by F. Elliot, referenced by a set iron rod situated S 01° 08' 06" E a distance of 20.00 feet;

thence S 01° 08' 06" E along said F. Elliot parcel a distance of 20.00 feet to the aforementioned set iron rod;

thence S 39° 28' 59" W along said F. Elliot parcel a distance of 350.59 feet to a set iron rod;

thence S 66° 05' 31" E along said F. Elliot parcel a distance of 150.93 feet to a found iron pipe, passing a found iron pipe a distance of 11.59 feet;

thence S 12° 11' 08" W along said F. Elliot parcel a distance of 117.50 feet to a found iron rod;

thence S 80° 54' 13" E along said F. Elliot parcel a distance of 92.55 feet to a found iron rod;

thence S 16° 10' 22" E along said F. Elliot parcel a distance of 66.70 feet to a found iron rod;

REFERENCE SURVEY VOL. C

"2019" PAGE 908-A IN THE TAX MAP OFFICE

"COMBO TRACT" (12.434A)

thence S 02° 54' 21" E along said F. Elliot parcel a distance of 146.00 feet to a found iron rod;

thence N 88° 58' 58" E along said F. Elliot parcel a distance of 233.48 feet to a found iron rod marking the east line of the west half of the southwest quarter of said Section 15;

thence S 00° 21' 38" E along said east line of the west half of the southwest quarter of said Section 15 a distance of 635.21 feet to a found iron rod marking the southeast corner of the northwest quarter of the southwest quarter of said Section 15;

thence S 89° 03' 18" W along the south line of the north half of the southwest quarter of said Section 15 a distance of 483.29 feet to a found iron rod marking the limited access right-of-way line of U. S. Route 23;

thence N 16° 57' 58" W along said U.S. Route 23 limited access right-of-way line a distance of 367.45 feet to a found iron rod;

thence N 07° 30' 04" W along said U.S. Route 23 limited access right-of-way line a distance of 254.89 feet to a set iron rod;

thence continuing N 07° 30' 04" W along said U.S. Route 23 limited access right-of-way line a distance of 135.82 feet to a found iron rod, passing a found iron rod a distance of 15.82 feet;

thence N 13° 03' 05" E along said U.S. Route 23 limited access right-of-way line a distance of 601.70 feet to the **POINT OF BEGINNING**.

Containing in all 12.434 acres of land, more or less, of which 3.116 acres, more or less, are currently contained in highway right-of-way. 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 July 2008. Survey Vol. C, Page 908A

Prior Deed References – DV 180, Page 843; OR 140, Page 882

08094-S Combo Tract

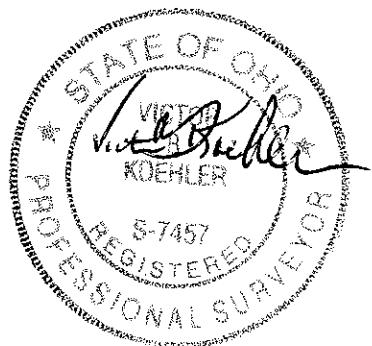


PT: 1 N: 0.0000 E: 0.0000
N88°51'54"E DIST: 260.17
PT: 2 N: 5.1535 E: 260.1190
S1°08'06"E DIST: 20.00
PT: 3 N: -14.8426 E: 260.5151
S39°28'59"W DIST: 350.59
PT: 4 N: -285.4324 E: 37.5925
S66°05'31"E DIST: 150.93
PT: 5 N: -346.5998 E: 175.5722
S12°11'08"W DIST: 117.50
PT: 6 N: -461.4524 E: 150.7705
S80°54'13"E DIST: 92.55
PT: 7 N: -476.0842 E: 242.1566
S16°10'22"E DIST: 66.70
PT: 8 N: -540.1446 E: 260.7349
S2°54'21"E DIST: 146.00
PT: 9 N: -685.9569 E: 268.1363
N88°58'58"E DIST: 233.48
PT: 10 N: -681.8119 E: 501.5795
S0°21'38"E DIST: 635.21
PT: 11 N: -1317.0094 E: 505.5767
S89°03'18"W DIST: 483.29
PT: 12 N: -1324.9801 E: 22.3525
N16°57'58"W DIST: 367.45
PT: 13 N: -973.5224 E: -84.8716
N7°30'04"W DIST: 254.89
PT: 14 N: -720.8137 E: -118.1464
N7°30'04"W DIST: 135.82
PT: 15 N: -586.1560 E: -135.8770
N13°03'05"E DIST: 601.70
PT: 16 N: 0.0009 E: 0.0018

CLOSING BEARING/DISTANCE: S64°16'24"W DIST: 0.0020

MISCLUSION: N: 0.0009 E: 0.0018

AREA: 12.434 ACRES



REFERENCE SURVEY VOL C

PAGE 708-A IN THE TAX MAP OFFICE

"2019" COMBO TRACT

(12.434 A)

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**LEGAL DESCRIPTION OF A 4.316 ACRE PARCEL
FOR SARA DARDINGER**

Being a parcel of land situated in part of the Southwest Quarter of Section 15, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod in a monument box marking the West Quarter Post of said Section 15;

thence on an assumed bearing of N 88° 51' 54" E along the east-west half section line a distance of 809.12 feet to a set MAG nail on the limited access right-of-way line of United State Route 23 and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 13° 03' 05" W a distance of 20.63 feet;

thence continuing N 88° 51' 54" E along the east-west half section line a distance of 260.17 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by F. Elliot, referenced by the next mentioned set iron rod;

thence S 01° 08' 06" E along a line of said Elliot parcel a distance of 20.00 feet to a set iron rod marking a corner of said parcel;

thence S 39° 28' 59" W along a line of said Elliot parcel a distance of 350.59 feet to a set iron rod marking a corner of said parcel;

thence S 66° 05' 31" E along a line of said Elliot parcel a distance of 150.93 feet to a found iron pipe marking a corner of said parcel, passing a found iron pipe a distance of 11.59 feet;

thence S 12° 11' 08" W along a line of said Elliot parcel a distance of 117.50 feet to a found iron rod marking a corner of said parcel;

thence S 80° 54' 13" E along a line of said Elliot parcel a distance of 92.55 feet to a found iron rod marking a corner of said parcel;

thence S 16° 10' 22" E along a line of said Elliot parcel a distance of 66.70 feet to a found iron rod marking a corner of said parcel;

thence S 02° 54' 21" E along a line of said Elliot parcel extended a distance of 150.00 feet to a set iron rod, passing a found iron rod a distance of 146.00 feet;

thence S 85° 26' 05" W a distance of 387.71 feet to a set iron rod on the easterly line of the Limited Access Right-of-Way of U. S. Route 23;

thence N 07° 30' 04" W along said Limited Access Right-of-Way Line a distance of 135.82 to a found iron rod, passing a found iron rod a distance of 15.82 feet;

REFERENCE SURVEY VOL. C
PAGE 908A IN THE TAX MAP OFFICE
(TRACT 1) (4.316 A)

thence N 13° 03' 05" E along said Limited Access Right-of-Way Line a distance of 601.70 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 581.07 feet.

Containing in all 4.316 acres of land, more or less, of which 2.025 acres, more or less, are 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/found iron rods are 5/8" diameter with personalized plastic caps. ("VBK PS 7457")

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in April, 2005 and July, 2008.

Prior Deed Reference – OR Volume 140, Page 882; Volume 180, Page 843.



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**LEGAL DESCRIPTION OF A 8.118 ACRE PARCEL
FOR SARA DARDINGER**

Being a parcel of land situated in part of the Southwest Quarter of Section 15, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the Southeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 15 and being the **POINT OF BEGINNING**;

thence S 89° 03' 18" W along the south line of the northwest quarter of the southwest quarter a distance of 483.29 feet to a found iron rod on the easterly line of the Limited Access Right-of-Way of U. S. Route 23 marking the northwest corner of a parcel of land currently owned by Fowler Harpster Limited;

thence N 16° 57' 58" W along said Limited Access Right-of-Way Line a distance of 367.45 feet to a found iron rod;

thence N 07° 30' 04" W along said Limited Access Right-of-Way Line a distance of 254.89 feet to a set iron rod;

thence N 85° 26' 05" E a distance of 387.71 feet to a set iron rod;

thence N 02° 54' 21" W a distance of 4.00 feet to a found iron rod marking a southwesterly corner of a parcel of land currently owned by F. Elliot;

thence N 88° 58' 58" E along the south line of said Elliot parcel a distance of 233.48 feet to a found iron rod on the east line of the west half of the southwest quarter of said Section 15;

thence S 00° 21' 38" E along said line a distance of 635.21 feet to the **POINT OF BEGINNING**.

Containing in all 8.118 acres of land, more or less, of which 1.007 acres, 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/found iron rods are 5/8" diameter with personalized plastic caps. ("VBK PS 7457").

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in April, 2005 and July, 2008.

Prior Deed Reference – Volume 180, Page 843; OR Volume 140, Page 882

08094-S TRACT 2

REFERENCE SURVEY VOL. C
PAGE 908A IN THE TAX MAP OFFICE
(TRACT 2) (8.118A)

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**LEGAL DESCRIPTION OF A 3.030 ACRE PARCEL
FOR SARA DARDINGER**

Being a parcel of land situated in part of the Southwest Quarter of Section 15, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the Southeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 15;

thence on an assumed bearing of N 00° 21' 38" W along the east line of the west half of the southwest quarter a distance of 635.21 feet to a found iron rod marking the southeast corner of a parcel of land currently owned by F. Elliot;

thence S 88° 58' 58" W along the south line of said Elliot parcel a distance of 233.48 feet to a found iron rod and being the **POINT OF BEGINNING**;

thence S 87° 10' 27" W a distance of 388.82 feet to a set iron rod on the easterly line of the Limited Access Right-of-Way of U. S. Route 23;

thence N 07° 30' 04" W along said Limited Access Right-of-Way Line a distance of 120.00 to a found iron rod;

thence N 13° 03' 05" E along said Limited Access Right-of-Way Line a distance of 351.51 feet to a found iron rod marking a southwesterly corner of the aforementioned Elliot parcel;

thence S 66° 05' 31" E along a southwesterly line of said Elliot parcel a distance of 253.85 feet to a found iron pipe, passing a found iron pipe a distance of 114.51 feet;

thence S 12° 11' 08" W along a southwesterly line of said Elliot parcel a distance of 117.50 feet to a found iron rod;

thence S 80° 54' 13" E along a southwesterly line of said Elliot parcel a distance of 92.55 feet to a found iron rod;

thence S 16° 10' 22" E along a southwesterly line of said Elliot parcel a distance of 66.70 feet to a found iron rod;

thence S 02° 54' 21" E along a southwesterly line of said Elliot parcel a distance of 146.00 feet to the **POINT OF BEGINNING**.

REFERENCE SURVEY VOL. C
PAGE 908 IN THE TAX MAP OFFICE
(7/2 ACT 1) (3.03 A)

Containing in all 3.030 acres of land, more or less, of which 0.845 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/found iron rods are 5/8" diameter with personalized plastic caps. ("VBK PS 7457)

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in April, 2005.

Prior Deed Reference – OR Volume 140, Page 882; Volume 180, Page 843.

05059-S

TRACT 1

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 8.207 ACRE PARCEL
FOR SARA DARDINGER**

Being a parcel of land situated in part of the Southwest Quarter of Section 15, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the Southeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 15 and being the **POINT OF BEGINNING**;

thence S 89° 03' 18" W along the south line of the northwest quarter of the southwest quarter a distance of 483.29 feet to a found iron rod on the easterly line of the Limited Access Right-of-Way of U. S. Route 23 marking the northwest corner of a parcel of land currently owned by Fowler Harpster Limited;

thence N 16° 57' 58" W along said Limited Access Right-of-Way Line a distance of 367.45 feet to a found iron rod;

thence N 07° 30' 04" W along said Limited Access Right-of-Way Line a distance of 270.71 feet to a set iron rod;

thence N 87° 10' 27" E a distance of 388.82 feet to a found iron rod marking a southwesterly corner of a parcel of land currently owned by F. Elliot;

thence N 88° 58' 58" E along the south line of said Elliot parcel a distance of 233.48 feet to a found iron rod on the east line of the west half of the southwest quarter of said Section 15;

thence S 00° 21' 38" E along said line a distance of 635.21 feet to the **POINT OF BEGINNING**.

Containing in all 8.207 acres of land, more or less, of which 0.991 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/found iron rods are 5/8" diameter with personalized plastic caps ("VBK PS 7457").

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in April, 2005.

Prior Deed Reference – Volume 180, Page 843; OR Volume 140, Page 882

05059-S **TRACT 2**

REFERENCE SURVEY VOL. C
PAGE 908 IN THE TAX MAP OFFICE

(TRACT 2)(8.207A)