

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

---

**LEGAL DESCRIPTION OF A 12.463 ACRE PARCEL  
FOR REBECCA WILLIAMS**

Being a parcel of land situated in part of the Northwest Quarter of Section 22, T-1-S,  
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northwest Corner of said  
Section 22 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 59' 40" E along the centerline of State Route 103  
a distance of 459.15 feet to a set MAG nail;

thence S 00° 08' 34" W a distance of 1150.74 feet to a set iron rod on a northerly line of  
a parcel of land currently owned by the Doris Patricia Kirby Trust, passing a set iron rod  
for reference a distance of 30.00 feet;

thence S 82° 08' 41" W along said line a distance of 463.66 feet to a point on the  
centerline of State Route 231 marking a corner of said Doris Patricia Kirby Trust parcel,  
referenced by a found iron pipe situated N 82° 24' 49" E a distance of 29.74 feet;

thence N 00° 08' 34" E along said centerline a distance of 1214.07 feet to the **POINT  
OF BEGINNING**.

Containing in all 12.463 acres of land, more or less, of which 1.130 acraea, 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 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 August, 2008.

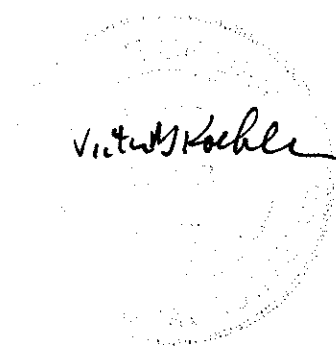
Prior Deed Reference – Volume 216, Page 45.

08088-S

**Tract 1**

REFERENCE SURVEY VOL. 6  
PAGE 1159 IN THE TAX MAP OFFICE

TRACT 1 12.463 AC.



Legal Description 2

BEING A PARCEL, WHICH HAS ITS ORIGINS IN A PARCEL, CONVEYED IN DEED BOOK 180 AT PAGE 663 WHICH IS SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF EDEN, VILLAGE OF NEVADA AND BEING PART OF LOT 18 IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 15 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND AT THE EAST QUARTER POST OF SAID SECTION 33.

THENCE ON AN ASSUMED BEARING OF SOUTH 87 DEGREES, 23 MINUTES, 02 SECONDS WEST (THIS BEARING IS ASSUMED AND ALL OTHER BEARINGS ARE FROM ANGLES AND DISTANCES MEASURED IN THE FIELD) ALONG THE HALF SECTION LINE AND THE CENTERLINE OF COUNTY HIGHWAY 182 FOR A DISTANCE OF 1133.49 FEET TO A RAILROAD SPIKE FOUND [SEE REFERENCE IN NEXT CALL].

THENCE SOUTH 02 DEGREES, 30 MINUTES, 13 SECONDS EAST ON THE EAST LINE OF A PRIVATE DRIVE [50 FEET WIDE] FOR A DISTANCE OF 396.00 FEET TO A CAP ON A 5/8 INCH IRON PIN FOUND [AND HAVING PASSED THROUGH A HALF INCH IRON PIPE SET WITH CAP 5647 AS A REFERENCE AT 30.00 FEET.

THENCE SOUTH 02 DEGREES, 30 MINUTES, 05 SECONDS EAST ON SAID LINE FOR DISTANCE OF 132.00 FEET TO A HALF INCH IRON PIPE SET WITH CAP 5647, THE PLACE OF BEGINNING.

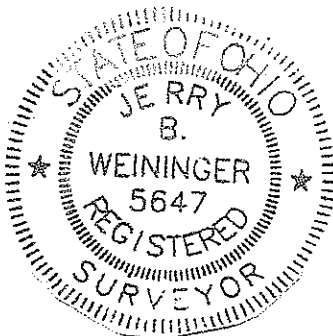
THENCE NORTH 87 DEGREES, 23 MINUTES, 02 SECONDS EAST ON A LINE FOR DISTANCE OF 141.43 FEET TO A HALF INCH IRON PIPE SET WITH CAP 5647 ON THE WEST LINE OF VILLAGE OF NEVADA LANDS.

THENCE SOUTH 2 DEGREES, 35 MINUTES, 00 SECONDS EAST ON SAID LINE FOR DISTANCE OF 134.45 FEET TO A 5/8 INCH IRON PIN FOUND ON THE NORTH LINE OF SAID VILLAGE LANDS

THENCE SOUTH 88 DEGREES, 23 MINUTES, 26 SECONDS WEST ON SAID LINE FOR DISTANCE OF 141.64 FEET TO A 5/8 INCH IRON PIN FOUND WITH CAP ON THE EAST LINE OF SAID PRIVATE ROAD.

THENCE NORTH 02 DEGREES, 30 MINUTES, 05 SECONDS WEST ON SAID LINE FOR DISTANCE OF 131.96 FEET TO AN IRON PIPE.

THE PLACE OF BEGINNING AND CONTAINING 0.433 ACRES, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AS SURVEYED BY JERRY B. WEININGER, REGISTERED SURVEYOR #5647 OF 6569 COUNTY HIGHWAY 2, McCUTCHENVILLE, OHIO 44844-0186 IN AUGUST 15, 2008.



*Jerry B. Weininger*

(LANDS 33-02-15)

REFERENCE SURVEY VOL. C  
PAGE 1159 IN THE TAX MAP OFFICE

(LEGAL #2) (G.433A)

Legal Description 1

BEING A PARCEL, WHICH HAS ITS ORIGINS IN A PARCEL, CONVEYED IN DEED BOOK 175 AT PAGE 245 WHICH IS SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF EDEN, VILLAGE OF NEVADA AND BEING PART OF LOT 18 IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 15 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND AT THE EAST QUARTER POST OF SAID SECTION 33.

THENCE ON AN ASSUMED BEARING OF SOUTH 87 DEGREES, 23 MINUTES, 02 SECONDS WEST (THIS BEARING IS ASSUMED AND ALL OTHER BEARINGS ARE FROM ANGLES AND DISTANCES MEASURED IN THE FIELD) ALONG THE HALF SECTION LINE AND THE CENTERLINE OF COUNTY HIGHWAY 182 FOR A DISTANCE OF 1133.49 FEET TO A RAILROAD SPIKE FOUND [SEE REFERENCE IN NEXT CALL].

THENCE SOUTH 02 DEGREES, 30 MINUTES, 13 SECONDS EAST ON THE EAST LINE OF A PRIVATE DRIVE [50 FEET WIDE] FOR A DISTANCE OF 396.00 FEET TO A CAP ON A 5/8 INCH IRON PIN FOUND [AND HAVING PASSED THROUGH A HALF INCH IRON PIPE SET WITH CAP 5647 AT 30.00 FEET AS A REFERENCE], THE PLACE OF BEGINNING.

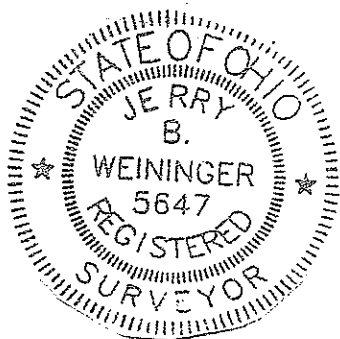
THENCE NORTH 87 DEGREES, 23 MINUTES, 02 SECONDS EAST ON A LINE FOR DISTANCE OF 141.24 FEET TO A TREE FOUND ON THE WEST LINE OF VILLAGE OF NEVADA LANDS AND HAVING PASSED THROUGH A HALF INCH IRON PIPE SET WITH CAP 5647 AT 137.03 FEET.

THENCE SOUTH 2 DEGREES, 35 MINUTES, 00 SECONDS EAST ON SAID LINE FOR DISTANCE OF 132.00 FEET TO A HALF INCH IRON PIPE SET WITH CAP 5647.

THENCE SOUTH 87 DEGREES, 23 MINUTES, 02 SECONDS WEST ON A LINE FOR DISTANCE OF 141.43 FEET TO A HALF INCH IRON PIPE SET WITH CAP 5647 ON THE EAST LINE OF SAID PRIVATE ROAD.

THENCE NORTH 02 DEGREES, 30 MINUTES, 05 SECONDS WEST ON SAID LINE FOR DISTANCE OF 132.00 FEET TO AN IRON PIPE.

THE PLACE OF BEGINNING AND CONTAINING 0.428 ACRES, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD AS SURVEYED BY JERRY B. WEININGER, REGISTERED SURVEYOR #5647 OF 6569 COUNTY HIGHWAY 2, McCUTCHENVILLE, OHIO 44844-0186 IN AUGUST 15, 2008.



*Jerry B. Weininger*

(LANDS 33-02-15)

REFERENCE SURVEY VOL. \_\_\_\_\_ @  
PAGE 1159 IN THE TAX MAP OFFICE

(LEGAL #1) (0.428A)

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

---

**LEGAL DESCRIPTION OF A 12.461 ACRE PARCEL  
FOR REBECCA WILLIAMS**

Being a parcel of land situated in part of the Northwest Quarter of Section 22, T-1-S,  
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northwest Corner of said  
Section 22;

thence on an assumed bearing of N 89° 59' 40" E along the centerline of State Route 103  
a distance of 459.15 feet to a set MAG nail and being the **POINT OF BEGINNING**,  
referenced by a set iron rod situated S 00° 08' 34" W a distance of 30.00 feet;

thence continuing N 89° 59' 40" E along said centerline a distance 487.01 feet to a point  
marking a northwesterly corner of a parcel of land currently owned by the Doris Patricia  
Kirby Trust;

thence S 00° 16' 01" W along a westerly line of said Doris Patricia Kirby Trust parcel a  
distance of 1083.91 feet to a point marking a corner of said parcel, passing a found nail a  
distance of 0.09 feet and passing 2 found iron pipes for reference a distance of 30.00 feet  
and 1067.43 feet respectively;

thence S 82° 08' 41" W along a northerly line of said Doris Patricia Kirby Trust parcel a  
distance of 489.42 feet to a set iron rod;

thence N 00° 08' 34" E a distance of 1150.74 feet to the **POINT OF BEGINNING**,  
passing a set iron rod for reference a distance of 1120.74 feet.

Containing in all 12.461 acres of land, more or less, of which 0.335 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 August, 2008.

Prior Deed Reference – Volume 216, Page 45.

08088-S  
Tract 2

REFERENCE SURVEY VOL. C  
PAGE 1159 IN THE TAX MAP OFFICE

TRACT 2 12.461 Ac

*Victor B. Koehler*