

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

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**LEGAL DESCRIPTION OF A 1.061 ACRE PARCEL  
FOR TOM BILS**

Being a parcel of land situated in part of the Southeast Quarter of Section 35, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the centerlines of County Highway 113 and Township Highway 126, referenced by a found iron rod situated S 89° 08' 01" W a distance of 85.83 feet;

thence on an assumed bearing of N 59° 14' 48" W along the centerline of County Highway 113 a distance of 1899.32 feet to a found MAG nail referenced by a found iron rod situated S 30° 45' 12" W a distance of 45.00 feet, said MAG nail at T. S. Station 188+31.12 marking the beginning of a spiral curve having the following criteria:

Delta = 21° 57' 36"  
Rc = 1145.92'  
Ls = 200.00'  
Ts = 321.79'  
Lc = 239.20'  
Es = 22.83'

thence northwesterly along said curve and the centerline of County Highway 113 a distance of 13.09 feet (chord = N 59° 01' 40" W, 13.08 feet) to a found MAG nail, referenced by a set iron rod situated N 31° 27' 56" E a distance of 40.81 feet;

thence northwesterly along said curve and the centerline of County Highway 113 a distance of 40.01 feet (chord = N 58° 34' 52" W, 40.00 feet) to a set MAG nail, referenced by a set iron rod situated N 31° 27' 56" E a distance of 43.07 feet;

thence northwesterly along said curve and the centerline of County Highway 113 a distance of 146.90 feet (chord = N 57° 10' 34" W, 146.07 feet) to a found MAG nail referenced by a found iron rod situated S 35° 45' 12" W a distance of 45.54 feet, said MAG nail at S. C. Station 190+31.12;

thence northwesterly along said curve and the centerline of County Highway 113 a distance of 239.20 (chord = N 48° 16' 00" W, 238.77 feet) to a found MAG nail at C. S. Station 192+68.79 and being the **POINT OF BEGINNING**, said nail being referenced by a set iron rod situated N 65° 25' 49" E, a distance of 62.79 feet;

thence northwesterly along said curve and the centerline of County Highway 113 a distance of 185.49 feet (chord = N 39° 04' 08" W, 184.63 feet) to a found MAG nail marking the southwest corner of a parcel of land currently owned by I. V. Harrold, et al;

thence N 81° 16' 12" E along the south line of said Harrold parcel a distance of 450.58 feet to a found iron rod marking the southeast corner of said Harrold parcel, passing a found iron rod for reference a distance of 75.31 feet;

thence S 03° 04' 42" E a distance of 59.94 feet to a set iron rod;

thence S 65° 25' 49" W a distance of 365.29 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 302.50 feet.

Containing in all 1.061 acres of land, more or less, of which 0.255 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 March, 2014.

Prior Deed Reference – OR Volume 223, Page 1182.

14024-S

**Tract 2**

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

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**LEGAL DESCRIPTION OF A 2.658 ACRE PARCEL  
FOR TOM BILS**

Being a parcel of land situated in part of the Southeast Quarter of Section 35, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the centerlines of County Highway 113 and Township Highway 126, referenced by a found iron rod situated S 89° 08' 01" W a distance of 85.83 feet;

thence on an assumed bearing of N 59° 14' 48" W along the centerline of County Highway 113 a distance of 1899.32 feet to a found MAG nail referenced by a found iron rod situated S 30° 45' 12" W a distance of 45.00 feet, said MAG nail at T. S. Station 188+31.12 marking the beginning of a spiral curve having the following criteria:

Delta = 21° 57' 36"  
Rc = 1145.92'  
Ls = 200.00'  
Ts = 321.79'  
Lc = 239.20'  
Es = 22.83'

thence northwesterly along said curve and the centerline of County Highway 113 a distance of 13.09 feet (chord = N 59° 01' 40" W, 13.08 feet) to a found MAG nail, referenced by a set iron rod situated N 31° 27' 56" E a distance of 40.81 feet;

thence northwesterly along said curve and the centerline of County Highway 113 a distance of 40.01 feet (chord = N 58° 34' 52" W, 40.00 feet) to a set MAG nail **POINT OF BEGINNING**, referenced by a set iron rod situated N 31° 27' 56" E a distance of 43.07 feet;

thence northwesterly along said curve and the centerline of County Highway 113 a distance of 146.90 feet (chord = N 57° 10' 34" W, 146.07 feet) to a found MAG nail referenced by a found iron rod situated S 35° 45' 12" W a distance of 45.54 feet, said MAG nail at S. C. Station 190+31.12;

REFERENCE SURVEY VOL. C  
PAGE 1503 IN THE TAX MAP OFFICE

(TRACT 1) (2.658A)

thence northwesterly along said curve and the centerline of County Highway 113 a distance of 239.20 (chord = N 48° 16' 00" W, 238.77 feet) to a found MAG nail at C. S. Station 192+68.79;

thence N 65° 25' 49" E a distance of 417.79 feet to a set iron rod, passing 2 set iron rods a distance of 62.79 feet and 365.29 feet respectively;

thence N 87° 04' 05" E a distance of 129.67 feet to a set iron rod;

thence S 18° 26' 10" E a distance of 128.89 feet to a point;

thence S 53° 54' 25" W a distance of 152.00 feet to a set iron rod, passing a set iron rod for reference a distance of 11.00 feet;

thence S 31° 27' 56" W a distance of 242.28 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 199.21 feet.

Containing in all 2.658 acres of land, more or less, of which 0.421 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, 2014.

Prior Deed Reference – OR Volume 223, Page 1182.

14024-S

**Tract 1**