

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

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**LEGAL DESCRIPTION OF A 1.274 ACRE PARCEL  
FOR THE CORINNE WENTLING ESTATE**

Being a parcel of land situated in part of the Southeast Quarter of Section 20, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 20;

thence on an assumed bearing of N 00° 10' 40" E along the centerline of County Highway 97 a distance of 610.00 feet to a point marking a corner of a parcel of land now or formerly owned by C. Wentling, Trustee referenced by a found iron rod situated N 89° 08' 00" W a distance of 30.00 feet;

thence N 89° 08' 00" W along said C. Wentling, Trustee parcel a distance of 450.60 feet to a found iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing the aforementioned found iron rod a distance of 30.00 feet;

thence continuing N 89° 08' 00" W on a line a distance of 150.00 feet to a set iron rod;

thence N 00° 10' 40" E on a line a distance of 320.00 feet to a set iron rod;

thence S 89° 08' 00" E on a line a distance of 400.59 feet to a set iron rod marking the west line of a parcel of land now or formerly owned by T. Wentling, ETUX.;

thence S 00° 10' 40" W on said T. Wentling parcel a distance of 30.00 feet to a point marking a corner of said C. Wentling, Trustee parcel, referenced by the aforementioned set iron rod situated N 00° 10' 40" E a distance of 30.00 feet;

thence N 89° 08' 00" W along said C. Wentling, Trustee parcel a distance of 250.59 feet to a found iron rod marking a corner of said C. Wentling, Trustee parcel;

thence S 00° 10' 40" W along said C. Wentling, Trustee parcel a distance of 290.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.274 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

RECORDED SURVEY NO. 1  
PAGE 1653 OF THE PLAT SHEET  
C

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 2017.

Prior Deed References - OR 211, Page 1602

17033-S

Adjoinder only tract.

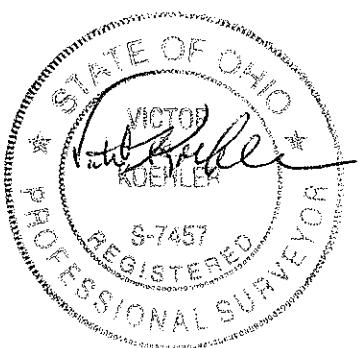


PT: 1 N: 0.0000 E: 0.0000  
N89°08'00"W DIST: 150.00  
PT: 2 N: 2.2688 E: -149.9828  
N0°10'40"E DIST: 320.00  
PT: 3 N: 322.2673 E: -148.9899  
S89°08'00"E DIST: 400.59  
PT: 4 N: 316.2081 E: 251.5542  
S0°10'40"W DIST: 30.00  
PT: 5 N: 286.2083 E: 251.4611  
N89°08'00"W DIST: 250.59  
PT: 6 N: 289.9986 E: 0.8998  
S0°10'40"W DIST: 290.00  
PT: 7 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: S00°00'00"E DIST: 0.0000

MISCLOSURE: N= 0.0000, E= 0.0000

AREA: 1.274 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1653 IN THE TAX MAP OFFICE

2017

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**LEGAL DESCRIPTION OF A 9.535 ACRE PARCEL  
FOR CORINNE WENTLING ESTATE & W. WENTLING**

Being a parcel of land situated in part of the Southwest Quarter of Section 21, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner said Section 21;

thence on an assumed bearing of N 01° 20' 24" W along the west line of said Section 21 and the centerline of County Highway 97 a distance of 1916.18 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 89° 37' 06" E a distance of 30.00 feet;

thence continuing N 01° 20' 24" W along the west line of said Section 21 and the centerline of County Highway 97 a distance of 40.01 feet to a set MAG nail, referenced by a set iron rod situated N 89° 37' 06" E a distance of 30.00 feet;

thence N 89° 37' 06" E on a line a distance of 2660.09 feet to a set iron rod marking the north-south half section line of said Section 21;

thence S 01° 34' 06" E along the north-south half section line of said Section 21 a distance of 634.75 feet to a point marking the north line of the south half of the southwest quarter of said Section 21, referenced by a found iron pipe situated N 89° 47' 23" E a distance of 0.20 feet;

thence S 89° 47' 23" W on the north line of the south half of the southwest quarter of said Section 21 a distance of 527.35 feet to a set iron rod;

thence N 00° 10' 22" W on a line a distance of 584.06 feet to a set iron rod;

thence N 61° 34' 04" W on a line a distance of 18.61 feet to a set iron rod;

thence S 89° 37' 06" W on a line a distance of 2131.04 feet to the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 2101.04 feet.

Containing in all 9.535 acres of land, more or less, of which 0.028 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 May 2017.

Prior Deed References – OR 211, Page 1602

17055-S Combo



PT: 1 N: 0.0000 E: 0.0000  
N1°20'24"W DIST: 40.01  
PT: 2 N: 39.9991 E: -0.9356  
N89°37'06"E DIST: 2660.09  
PT: 3 N: 57.7187 E: 2659.0953  
S1°34'06"E DIST: 634.75  
PT: 4 N: -576.7935 E: 2676.4679  
S89°47'23"W DIST: 527.35  
PT: 5 N: -578.7289 E: 2149.1215  
N0°10'22"W DIST: 584.06  
PT: 6 N: 5.3284 E: 2147.3602  
N61°34'04"W DIST: 18.61  
PT: 7 N: 14.1890 E: 2130.9949  
S89°37'06"W DIST: 2131.04  
PT: 8 N: -0.0065 E: 0.0022

CLOSING BEARING/DISTANCE: N18°50'14"W DIST: 0.0068

MISCLOSURE: N: -0.0065 E: 0.0022

AREA: 9.535 ACRES



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**LEGAL DESCRIPTION OF A 39.899 ACRE PARCEL  
FOR CORINNE WENTLING ESTATE**

Being a parcel of land situated in part of the Southwest Quarter of Section 21, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Beginning at a set iron rod marking the center of said Section 21 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found stone situated N 01° 23' 55" W a distance of 3.00 feet;

thence on an assumed bearing of S 01° 34' 06" E along the north-south half section line of said Section 21 a distance of 702.70 feet to a set iron rod;

thence S 89° 37' 06" W on a line a distance of 2660.09 feet to a set MAG nail on the west line of said Section 21 and the centerline of County Highway 97, passing a set iron rod a distance of 2630.09 feet;

thence N 01° 20' 24" W along the west line of said Section 21 and the centerline of County Highway 97 a distance of 403.25 feet to a found nail marking a corner of a parcel of land now or formerly owned by A. & T. Wentling, referenced by a found iron pipe situated N 89° 36' 40" E a distance of 30.00 feet;

thence N 89° 36' 40" E along said A. & T. Wentling parcel a distance of 435.66 feet to a found iron pipe marking a corner of said parcel, passing a found iron pipe a distance of 30.00 feet;

thence N 01° 20' 24" W along said A. & T. Wentling parcel a distance of 299.85 feet to a point marking the east-west half section line of said Section 21 and the south corporation line of the Village of Carey, referenced by a found iron pipe situated N 01° 20' 24" W a distance of 0.16 feet;

thence N 89° 37' 53" E along the east-west half section line of said Section 21 and the south corporation line of the Village of Carey a distance of 2221.64 feet to the **POINT OF BEGINNING**.

Containing in all 39.899 acres of land, more or less, of which 0.278 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 May 2017.

Prior Deed References – OR 211, Page 1602

17055-S      Tract 1

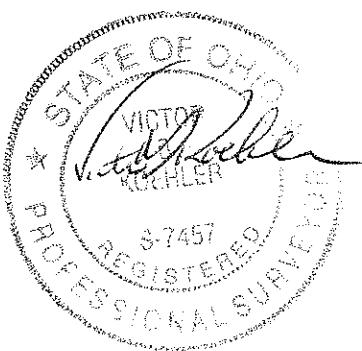


PT: 1 N: 0.0000 E: 0.0000  
S1°34'06"E DIST: 702.70  
PT: 2 N: -702.4368 E: 19.2323  
S89°37'06"W DIST: 2660.09  
PT: 3 N: -720.1564 E: -2640.7987  
N1°20'24"W DIST: 403.25  
PT: 4 N: -317.0167 E: -2650.2288  
N89°36'40"E DIST: 435.66  
PT: 5 N: -314.0597 E: -2214.5788  
N1°20'24"W DIST: 299.85  
PT: 6 N: -14.2917 E: -2221.5909  
N89°37'53"E DIST: 2221.64  
PT: 7 N: 0.0011 E: 0.0031

CLOSING BEARING/DISTANCE: S71°08'11"W DIST: 0.0033

MISCLOSURE: N: 0.0011 E: 0.0031

AREA: 39.899 ACRES



Text ✓

OK

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LEGAL DESCRIPTION OF A 4.801 ACRE PARCEL  
FOR CORINNE WENTLING ESTATE

Being a parcel of land situated in part of the Southwest Quarter of Section 21, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner said Section 21;

thence on an assumed bearing of N 01° 20' 24" W along the west line of said Section 21 and the centerline of County Highway 97 a distance of 1916.18 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 89° 37' 06" E a distance of 30.00 feet;

thence continuing N 01° 20' 24" W along the west line of said Section 21 and the centerline of County Highway 97 a distance of 40.01 feet to a set MAG nail, referenced by a set iron rod situated N 89° 37' 06" E a distance of 30.00 feet; ✓

thence N 89° 37' 06" E on a line a distance of 2660.09 feet to a set iron rod marking the north-south half section line of said Section 21; ✓

thence S 01° 34' 06" E along the north-south half section line of said Section 21 a distance of 5.48 feet to a point marking a line of a parcel of land now or formerly owned by W. Wentling, referenced by a found iron pipe situated N 89° 47' 59" E a distance of 0.30 feet; ✓

thence S 89° 47' 59" W along said W. Wentling parcel a distance of 327.76 feet to a found iron pipe; ✓

thence S 01° 33' 35" E along said W. Wentling parcel a distance of 629.32 feet to a point marking the north line of the south half of the southwest quarter of said Section 21, referenced by a found iron pipe situated N 49° 33' 58" E a distance of 0.30 feet; ✓

thence S 89° 47' 23" W on the north line of the south half of the southwest quarter of said Section 21 a distance of 199.50 feet to a set iron rod; ✓

thence N 00° 10' 22" W on a line a distance of 584.06 feet to a set iron rod; ✓

thence N 61° 34' 04" W on a line a distance of 18.61 feet to a set iron rod; ✓

thence S 89° 37' 06" W on a line a distance of 2131.04 feet to the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 2101.04 feet; ✓

Containing in all 4.801 acres of land, more or less, of which 0.028 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.

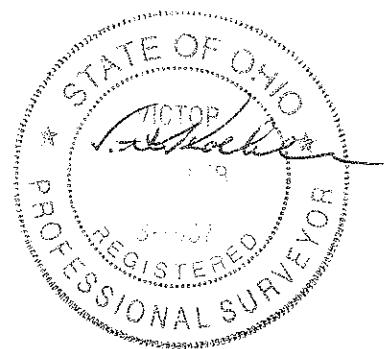
Bearings are assumed and are for angular measurement only.

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 May 2017.

Prior Deed References – OR 211, Page 1602

17055-S Tract 2 Adjoinder only



PT: 1 N: 0.0000 E: 0.0000  
N1°20'24"W DIST: 40.01  
PT: 2 N: 39.9991 E: -0.9356  
N89°37'06"E DIST: 2660.09  
PT: 3 N: 57.7187 E: 2659.0953  
S1°34'06"E DIST: 5.48  
PT: 4 N: 52.2407 E: 2659.2453  
S89°47'59"W DIST: 327.76  
PT: 5 N: 51.0951 E: 2331.4873  
S1°33'35"E DIST: 629.32  
PT: 6 N: -577.9918 E: 2348.6167  
S89°47'23"W DIST: 199.50  
PT: 7 N: -578.7239 E: 2149.1181  
N0°10'22"W DIST: 584.06  
PT: 8 N: 5.3334 E: 2147.3568  
N61°34'04"W DIST: 18.61  
PT: 9 N: 14.1940 E: 2130.9915  
S89°37'06"W DIST: 2131.04  
PT: 10 N: -0.0015 E: -0.0012

CLOSING BEARING/DISTANCE: N37°52'58"E DIST: 0.0019

MISCLOSURE: N: -0.0015 E: -0.0012

AREA: 4.801 ACRES



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**LEGAL DESCRIPTION OF A 28.970 ACRE PARCEL  
FOR CORINNE WENTLING ESTATE**

Being a parcel of land situated in part of the Southwest Quarter of Section 21, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner said Section 21;

thence on an assumed bearing of N 01° 20' 24" W along the west line of said Section 21 and the centerline of County Highway 97 a distance of 1329.46 feet to a found railroad spike marking the north line of Baughman Subdivision II and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 89° 39' 36" E a distance of 30.00 feet;

thence continuing N 01° 20' 24" W along the west line of said Section 21 and the centerline of County Highway 97 a distance of 586.72 feet to a set MAG nail, referenced by a set iron rod situated N 89° 37' 06" E a distance of 30.00 feet;

thence N 89° 37' 06" E on a line a distance of 2131.04 feet to a set iron rod;

thence S 61° 34' 04" E on a line a distance of 18.61 feet to a set iron rod;

thence S 00° 10' 22" E on a line a distance of 584.06 feet to a set iron rod on the north line of the south half of the southwest quarter of said Section 21;

thence S 89° 47' 23" W along the north line of the south half of the southwest quarter of said Section 21 a distance of 1185.42 feet to a point marking the east line of Baughman Subdivision II, referenced by a set iron rod situated N 85° 56' 24" W a distance of 28.08 feet;

thence N 42° 34' 36" E along said east line of Baughman Subdivision II a distance of 2.94 feet to a point marking the north line of said Baughman Subdivision II, referenced by a set iron rod situated S 89° 39' 36" W a distance of 30.00 feet;

thence S 89° 39' 36" W along the north line of said Baughman Subdivision II a distance of 951.99 feet to the **POINT OF BEGINNING**, passing two set iron rod a distance of 30.00 feet and 921.99 feet respectively.

Containing in all 28.970 acres of land, more or less, of which 0.404 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 May 2017.

Prior Deed References – OR 211, Page 1602

17055-S      Tract 3



PT: 1 N: 0.0000 E: 0.0000  
N1°20'24"W DIST: 586.72  
PT: 2 N: 586.5595 E: -13.7206  
N89°37'06"E DIST: 2131.04  
PT: 3 N: 600.7550 E: 2117.2721  
S61°34'04"E DIST: 18.61  
PT: 4 N: 591.8945 E: 2133.6374  
S0°10'22"E DIST: 584.06  
PT: 5 N: 7.8371 E: 2135.3986  
S89°47'23"W DIST: 1185.42  
PT: 6 N: 3.4866 E: 949.9866  
N42°34'36"E DIST: 2.94  
PT: 7 N: 5.6515 E: 951.9758  
S89°39'36"W DIST: 951.99  
PT: 8 N: 0.0023 E: 0.0025

CLOSING BEARING/DISTANCE: S47°17'11"W DIST: 0.0034

MISCLOSURE: N: 0.0023 E: 0.0025

AREA: 28.970 ACRES

