

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

**LEGAL DESCRIPTION OF A 20.168 ACRE PARCEL
FOR DEAN KOEHLER**

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

Commencing at a found iron rod marking the center of said Section 3 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 00° 29' 40" W along the north-south half section line of said Section 3 a distance of 1031.99 feet to a found iron rod marking the limited access right-of-way of U.S. Route 30;

thence S 83° 47' 05" W along said limited access right-of-way of U.S. Route 30 a distance of 815.48 feet to a found iron rod marking a former Indian Reservation line;

thence N 00° 13' 34" W along said Indian Reservation line a distance of 1117.94 feet to a found iron rod marking the east-west half section line of said Section 3;

thence N 89° 50' 21" E along the east-west half section line of said Section 3 a distance of 824.00 feet to the **POINT OF BEGINNING**.

Containing in all 20.168 acres of land. 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 November 2017.

Prior Deed References – DV 206, Page 962, OR 242, Page 1985

17147-S Tract 1 Adjoinder only tract.



PT: 1 N: 0.0000 E: 0.0000
S0°29'40"W DIST: 1031.99
PT: 2 N: -1031.9516 E: -8.9056
S83°47'05"W DIST: 815.48
PT: 3 N: -1120.2391 E: -819.5924
N0°13'34"W DIST: 1117.94
PT: 4 N: -2.3078 E: -824.0042
N89°50'21"E DIST: 824.00
PT: 5 N: 0.0053 E: -0.0074

CLOSING BEARING/DISTANCE: S54°37'14"E DIST: 0.0091

MISCLOSURE: N: 0.0053 E: -0.0074

AREA: 20.168 ACRES



REFERENCE SURVEY VOL. C

PAGE 1677 IN THE TAX MAP OFFICE

"2017"

**KOEHLER SURVEYING, INC.
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UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 1.979 ACRE PARCEL
FOR DEAN KOEHLER**

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

Commencing at a found iron rod marking the center of said Section 3;

thence on an assumed bearing of S 00° 29' 40" W along the north-south half section line of said Section 3 a distance of 783.90 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 79° 32' 28" E on a line a distance of 885.66 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by D. Koehler, Trustee;

thence S 65° 26' 05" W along said Koehler Trustee parcel a distance of 577.28 feet to a found iron rod marking a corner of said parcel;

thence S 80° 23' 21" W along said Koehler Trustee parcel a distance of 352.05 feet to a found iron rod marking the north-south half section line of said Section 3;

thence N 00° 29' 40" E along the north-south half line of said Section 3 a distance of 138.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.979 acres of land. 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 2017.

Prior Deed References – OR 221, Page 2579

17147-S Tract 2 Adjoinder only tract.



PT: 1 N: 0.0000 E: 0.0000
N79°32'28"E DIST: 885.66
PT: 2 N: 160.7738 E: 870.9451
S65°26'05"W DIST: 577.28
PT: 3 N: -79.2186 E: 345.9158
S80°23'21"W DIST: 352.05
PT: 4 N: -137.9952 E: -1.1930
N0°29'40"E DIST: 138.00
PT: 5 N: -0.0003 E: -0.0021

CLOSING BEARING/DISTANCE: N81°35'26"E DIST: 0.0022

MISCLOSURE: N: -0.0003 E: -0.0021

AREA: 1.979 ACRES



REFERENCE SURVEY VOL. C

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"2017"