

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

LEGAL DESCRIPTION OF A 1.945 ACRE PARCEL
FOR RUTH THIEL

Being a parcel of land situated in part of the Northwest Quarter of Section 10, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 10 and the intersection of the centerlines of Township Highway 60 and County Highway 56;

thence on an assumed bearing of S 00° 46' 19" W along the west line of said Section 10 and the centerline of said Township Highway 60 a distance of 555.26 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 87° 23' 34" E a distance of 20.01 feet;

thence S 87° 23' 34" E on a line a distance of 310.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.01 feet;

thence S 00° 46' 19" W on a line a distance of 104.00 feet to a set iron rod;

thence S 35° 54' 41" E on a line a distance of 239.51 feet to a set iron rod;

thence S 35° 54' 41" W on a line a distance of 8.49 feet to a set iron rod;

thence S 80° 10' 23" W on a line a distance of 170.00 feet to a set MAG nail marking the west line of said Section 10 and the centerline of said Township Highway 60, passing a set iron rod a distance of 149.65 feet;

thence N 00° 46' 19" E along the west line of said Section 10 and the centerline of Township Highway 60 a distance of 348.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.945 acres of land, more or less, of which 0.159 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.

"COMBINATION
"2018" "TRACT"
(1.945A)

REFERENCE SURVEY VOL. **C**
PAGE **1710** IN THE TAX MAP OFFICE

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in October 2018.

Prior Deed References – DV 198, Page 924

18140-S Combo - Tract 1 and a portion of Parcel #26 1310 0000



PT: 1 N: 0.0000 E: 0.0000
S87°23'34"E DIST: 310.00
PT: 2 N: -14.1016 E: 309.6791
S0°46'19"W DIST: 104.00
PT: 3 N: -118.0921 E: 308.2780
S35°54'41"W DIST: 248.00
PT: 4 N: -318.9535 E: 162.8177
S80°10'23"W DIST: 170.00
PT: 5 N: -347.9679 E: -4.6880
N0°46'19"E DIST: 348.00
PT: 6 N: 0.0005 E: 0.0004

CLOSING BEARING/DISTANCE: S40°43'23"W DIST: 0.0006

MISCLOSURE: N: 0.0005 E: 0.0004

AREA: 1.945 ACRES



REFERENCE SURVEY VOL. *c*
PAGE *1710* IN THE TAX MAP OFFICE

"2018"

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**LEGAL DESCRIPTION OF A 0.118 ACRE PARCEL
FOR RUTH THIEL**

Being a parcel of land situated in part of the Northwest Quarter of Section 10, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 10 and the intersection of the centerlines of Township Highway 60 and County Highway 56;

thence on an assumed bearing of S 00° 46' 19" W along the west line of said Section 10 and the centerline of said Township Highway 60 a distance of 903.26 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 80° 10' 23" E a distance of 20.35 feet;

thence N 80° 10' 23" E on a line a distance of 170.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.35 feet;

thence N 35° 54' 41" E on a line a distance of 8.49 feet to a set iron rod;

thence S 00° 46' 19" W on a line a distance of 50.64 feet to a set iron rod;

thence N 89° 59' 56" W on a line a distance of 172.00 feet to a set MAG nail marking the west line of said Section 10 and the centerline of said Township Highway 60, passing a set iron rod a distance of 152.00 feet

thence N 00° 46' 19" E along the west line of said Section 10 and the centerline of Township Highway 60 a distance of 14.74 feet to the **POINT OF BEGINNING**.

Containing in all 0.118 acre of land, more or less, of which 0.008 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.

"2018" (TRACT 2)
(0.118 A)

REFERENCE SURVEY VOL. *C*
PAGE *1710* IN THE TAX MAP OFFICE

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in October 2018.

Prior Deed References – DV 198, Page 924

18140-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N80°10'23"E DIST: 170.00
PT: 2 N: 29.0144 E: 167.5057
N35°54'41"E DIST: 8.49
PT: 3 N: 35.8907 E: 172.4854
S0°46'19"W DIST: 50.64
PT: 4 N: -14.7447 E: 171.8031
N89°59'56"W DIST: 172.00
PT: 5 N: -14.7414 E: -0.1969
N0°46'19"E DIST: 14.74
PT: 6 N: -0.0028 E: 0.0017

CLOSING BEARING/DISTANCE: N32°00'28"W DIST: 0.0032

MISCLOSURE: N: -0.0028 E: 0.0017

AREA: 0.118 ACRES



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"2018"

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**LEGAL DESCRIPTION OF A 1.020 ACRE PARCEL
FOR RUTH THIEL**

Being a parcel of land situated in part of the Northwest Quarter of Section 10, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 10 and the intersection of the centerlines of Township Highway 60 and County Highway 56;

thence on an assumed bearing of S 00° 46' 19" W along the west line of said Section 10 and the centerline of said Township Highway 60 a distance of 555.26 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 87° 23' 34" E a distance of 20.01 feet;

thence S 87° 23' 34" E on a line a distance of 310.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.01 feet;

thence S 00° 46' 19" W on a line a distance of 104.00 feet to a set iron rod;

thence S 35° 54' 41" W on a line a distance of 239.51 feet to a set iron rod;

thence N 00° 46' 19" E on a line a distance of 213.36 feet to a set iron rod;

thence N 89° 59' 56" W on a line a distance of 172.00 feet to a set MAG nail marking the west line of said Section 10 and the centerline of said Township Highway 60, passing a set iron rod a distance of 152.00 feet

thence N 00° 46' 19" E along the west line of said Section 10 and the centerline of Township Highway 60 a distance of 98.74 feet to the **POINT OF BEGINNING**.

Containing in all 1.020 acres of land, more or less, of which 0.045 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.

"2018" (TRACT 1) (1.020A)

REFERENCE SURVEY VOL.

PAGE 1710 IN THE TAX MAP OFFICE

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in October 2018.

Prior Deed References – DV 198, Page 924

18140-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
S87°23'34"E DIST: 310.00
PT: 2 N: -14.1016 E: 309.6791
S0°46'19"W DIST: 104.00
PT: 3 N: -118.0921 E: 308.2780
S35°54'41"W DIST: 239.51
PT: 4 N: -312.0773 E: 167.7973
N0°46'19"E DIST: 213.36
PT: 5 N: -98.7366 E: 170.6719
N89°59'56"W DIST: 172.00
PT: 6 N: -98.7333 E: -1.3281
N0°46'19"E DIST: 98.74
PT: 7 N: -0.0023 E: 0.0021

CLOSING BEARING/DISTANCE: N43°18'57"W DIST: 0.0031

MISCLOSURE: N: -0.0023 E: 0.0021

AREA: 1.020 ACRES



REFERENCE SURVEY VOL. C
PAGE 1710 IN THE TAX MAP OFFICE

"2018"