

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

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**LEGAL DESCRIPTION OF A 13.209 ACRE PARCEL  
FOR KREAIS-HEINLEN**

Being a parcel of land situated in part of the Southwest Quarter of Section 9, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of said Section 9 and the intersection of the centerlines of Township Highway 135 and County Highway 59;

thence on an assumed bearing of N 00° 05' 50" E along the west line of said Section 9 and the centerline of said Township Highway 135 a distance of 1244.00 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 89° 59' 35" E a distance of 25.00 feet;

thence continuing N 00° 05' 50" E along the west line of said Section 9 and the centerline of said Township Highway 135 a distance of 406.00 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by C. & J. Kinsey, referenced by a found iron rod situated N 89° 26' 07" E a distance of 25.00 feet;

thence N 89° 26' 07" E along said Kinsey parcel a distance of 658.81 feet to a found iron rod marking a corner of said Kinsey parcel;

thence S 00° 05' 50" W along said Kinsey parcel a distance of 1311.54 feet to a found iron rod marking the north line of a parcel of land now or formerly owned by ISF, Inc.;

thence S 89° 34' 08" W along the north line of said ISF, Inc. parcel a distance of 199.00 feet to a point on or near the centerline of an open ditch, referenced by a set iron rod situated S 89° 34' 08" W a distance of 18.00 feet;

thence N 14° 42' 06" W on or near the centerline of said open ditch a distance of 747.97 feet to a set iron rod;

thence N 56° 35' 24" W on or near the centerline of said open ditch a distance of 321.56 feet to the **POINT OF BEGINNING**.

(TRACT 2)  
(13.209A)

REFERENCE SURVEY VOL. C  
PAGE 1727 IN THE TAX MAP OFFICE  
"2019"

Containing in all 13.209 acres of land, more or less, of which 0.238 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 2019.

Prior Deed References – DV 191, Page 224

19037-S & 19039-S Tract 2



PT: 1 N: 0.0000 E: 0.0000  
N0°05'50"E DIST: 406.00  
PT: 2 N: 405.9994 E: 0.6889  
N89°26'07"E DIST: 658.81  
PT: 3 N: 412.4927 E: 659.4669  
S0°05'50"W DIST: 1311.54  
PT: 4 N: -899.0454 E: 657.2414  
S89°34'08"W DIST: 199.00  
PT: 5 N: -900.5427 E: 458.2471  
N14°42'06"W DIST: 747.97  
PT: 6 N: -177.0610 E: 268.4227  
N56°35'24"W DIST: 321.56  
PT: 7 N: -0.0015 E: -0.0001

CLOSING BEARING/DISTANCE: N3°09'40"E DIST: 0.0015

MISCLOSURE: N: -0.0015 E: -0.0001

AREA: 13.209 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1797 IN THE TAX MAP OFFICE

"2019"

**KOEHLER SURVEYING, INC.**  
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**(419) 294-5388**

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**LEGAL DESCRIPTION OF A 6.614 ACRE PARCEL**  
**FOR KREAVIS-HEINLEN**

Being a parcel of land situated in part of the Southwest Quarter of Section 9, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of said Section 9 and the intersection of the centerlines of Township Highway 135 and County Highway 59;

thence on an assumed bearing of N 00° 05' 50" E along the west line of said Section 9 and the centerline of said Township Highway 135 a distance of 340.00 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by ISF, Inc., and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 89° 34' 08" E a distance of 25.00 feet;

thence continuing N 00° 05' 50" E along the west line of said Section 9 and the centerline of said Township Highway 135 a distance of 904.00 feet to a set MAG nail on or near the centerline of an open ditch, referenced by a set iron rod situated S 89° 59' 35" E a distance of 25.00 feet;

thence S 56° 35' 24" E on or near the centerline of said open ditch a distance of 321.56 feet to a set iron rod;

thence S 14° 42' 06" E on or near the centerline of said open ditch a distance of a distance of 747.97 feet to a point on the north line of said ISF, Inc. parcel, referenced by a set iron rod situated S 89° 34' 08" W a distance of 18.00 feet;

thence S 89° 34' 08" W along the north line of said ISF, Inc. parcel a distance of 459.79 feet to the **POINT OF BEGINNING**, passing the aforementioned set iron rod a distance of 18.00 feet and a found iron rod a distance of 434.79 feet.

Containing in all 6.614 acres of land, more or less, of which 0.514 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.

(TVACT 1)  
(6.614A)

REFERENCE SURVEY VOL. C  
PAGE 1727 IN THE TAX MAP OFFICE  
"2019"

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 2019.

Prior Deed References – DV 191, Page 224

19037-S & 19039-S Tract 1



PT: 1 N: 0.0000 E: 0.0000  
N0°05'50"E DIST: 904.00  
PT: 2 N: 903.9987 E: 1.5339  
S56°35'24"E DIST: 321.56  
PT: 3 N: 726.9393 E: 269.9567  
S14°42'06"E DIST: 747.97  
PT: 4 N: 3.4575 E: 459.7811  
S89°34'08"W DIST: 459.79  
PT: 5 N: -0.0020 E: 0.0041

CLOSING BEARING/DISTANCE: N63°34'13"W DIST: 0.0046

MISCLOSURE: N: -0.0020 E: 0.0041

AREA: 6.614 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1717 IN THE TAX MAP OFFICE  
"2019"