

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

**LEGAL DESCRIPTION OF A 2.695 ACRE PARCEL
FOR BUTTERFLY LAND DEVELOPMENT CO., LLC**

Being a parcel of land situated in part of the Southwest Quarter of Section 29, T-2-S, R-14-E, Lands in the City of Upper Sandusky and being part of Lot 12 of the First Addition to the Second Addition of Old Mission Addition in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the center of said Section 29;

thence on assumed bearing of S 89° 24' 26" W along the east-west half section line of said Section 29 a distance of 54.22 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 02° 05' 25" E on a line a distance of 141.66 to a set iron rod;

thence on a curve to the left a distance of 93.73 feet, having a chord of 84.48 feet and a chord bearing of S 46° 50' 28" E, to a set iron rod;

thence N 88° 24' 30" E on a line a distance of 43.03 feet to a set iron rod marking the west right-of-way line of Butterfly Drive;

thence S 00° 57' 29" E along the west right-of-way line of said Butterfly Drive a distance of 118.72 feet to point marking the northeast corner of Lot 11 of said First Addition to the Second Addition of Old Mission Addition, referenced by a found pipe situated N 89° 21' 11" E a distance of 0.14 feet;

thence S 89° 21' 11" W along the north line of said Lot 11 and Lots 10, 9, 8 and 7 of said First Addition to the Second Addition of Old Mission Addition a distance of 433.97 feet to a found iron pipe marking a corner of a parcel of land now or formerly owned by Crane Township Trustees;

thence N 00° 22' 16" W along said Crane Township Trustees parcel a distance of 318.41 feet to a found iron rod marking the east-west half section line of said Section 29, passing a found iron pipe a distance of 318.19 feet;

(TRACT 1)
(2.695 A)

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thence N 89° 24' 26" E along said east-west half section line of said Section 29 a distance of 324.23 feet to the **POINT OF BEGINNING**.

Containing in all 2.659 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 June 2019.

19062-S Tract 1



PT: 1 N: 0.0000 E: 0.0000

S2°05'25"E DIST: 141.66

PT: 2 N: -141.5657 E: 5.1669

DELTA=89°30'05" RADIUS=60.00 LENGTH OF CURVE=93.73 CHORD=84.48 CHD BRG=S46°50'28"E

PT: 3 N: -199.3521 E: 66.7917

N88°24'30"E DIST: 43.03

PT: 4 N: -198.1569 E: 109.8051

S0°57'29"E DIST: 118.72

PT: 5 N: -316.8603 E: 111.7901

S89°21'11"W DIST: 433.97

PT: 6 N: -321.7603 E: -322.1522

N0°22'16"W DIST: 318.41

PT: 7 N: -3.3569 E: -324.2146

N89°24'26"E DIST: 324.23

PT: 8 N: -0.0025 E: -0.0019

CLOSING BEARING/DISTANCE: N37°15'37"E DIST: 0.0032

MISCLOSURE: N: -0.0025 E: -0.0019

AREA: 2.695 ACRES



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**LEGAL DESCRIPTION OF A 0.318 ACRE PARCEL
FOR BUTTERFLY LAND DEVELOPMENT CO., LLC**

Being a parcel of land situated in part of the Southwest Quarter of Section 29, T-2-S, R-14-E, Lands in the City of Upper Sandusky and being part of Lot 12 of the First Addition to the Second Addition of Old Mission Addition in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the center of said Section 29 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 89° 29' 43" E along the east-west half section line of said Section 29 a distance of 5.80 feet to a found iron rod marking the northwest corner of a parcel of land now or formerly owned by R. Moore, Trustee;

thence S 02° 05' 25" E along the west line of said R. Moore, Trustee parcel a distance of 140.08 feet to a set iron rod marking the southwest corner of said R. Moore parcel;

thence N 88° 24' 30" E along the south line of said R. Moore, Trustee parcel a distance of 43.70 feet to a found iron pipe marking the west right-of-way line of Butterfly Drive, passing a found iron pipe a distance of 20.00 feet;

thence S 00° 57' 29" E along the west right-of-way line of said Butterfly Drive a distance of 60.00 feet to a set iron rod;

thence S 88° 24' 30" W on a line a distance of 43.03 feet to a set iron rod;

thence on a curve to the right a distance of 93.73 feet, having a chord of 84.48 feet and a chord bearing of N 46° 50' 28" W, to a set iron rod;

thence N 02° 05' 25" E on a line a distance of 141.66 feet to a set iron rod marking the east-west half section line of said Section 29;

thence N 89° 24' 26" E along said east-west half section line of said Section 29 a distance of 54.22 feet to the **POINT OF BEGINNING**.

(TRACT 2)

(0.318 A)

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Containing in all 0.318 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 June 2019.

19062-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N89°29'43"E DIST: 5.80
PT: 2 N: 0.0511 E: 5.7998
S2°05'25"E DIST: 140.08
PT: 3 N: -139.9357 E: 10.9091
N88°24'30"E DIST: 43.70
PT: 4 N: -138.7219 E: 54.5922
S0°57'29"E DIST: 60.00
PT: 5 N: -198.7135 E: 55.5954
S88°24'30"W DIST: 43.03
PT: 6 N: -199.9087 E: 12.5820
DELTA=89°30'05" RADIUS=60.00 LENGTH OF CURVE=93.73 CHORD=84.48 CHD BRG=N46°50'28"W
PT: 7 N: -142.1224 E: -49.0427
N2°05'25"W DIST: 141.66
PT: 8 N: -0.5566 E: -54.2096
N89°24'26"E DIST: 54.22
PT: 9 N: 0.0043 E: 0.0075

CLOSING BEARING/DISTANCE: S59°55'42"W DIST: 0.0086

MISCLOSURE: N: 0.0043 E: 0.0075

AREA: 0.318 ACRES



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