

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

**LEGAL DESCRIPTION OF A 10.529 ACRE PARCEL
FOR ADEN & ASHLEY OHL**

Being a parcel of land situated in part of the Northwest Quarter of Section 15, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 15 and the intersection of the centerlines of Township Highway 58 and Township Highway 103;

thence on an assumed bearing of S 01° 00' 43" E along the north-south half section line of said Section 15 and the centerline of said Township Highway 103 a distance of 1646.58 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 88° 59' 17" W a distance of 20.00 feet;

thence continuing S 01° 00' 43" E along the north-south half section line of said Section 15 and the centerline of said Township Highway 103 a distance of 40.00 feet to a set MAG nail, referenced by a set iron rod situated S 88° 59' 17" W a distance of 20.00 feet;

thence S 88° 59' 17" W on a line a distance of 761.64 feet to a set iron rod marking an east line of a parcel of land now or formerly owned by G. Ault, Etux., passing the aforementioned set iron rod a distance of 20.00 feet;

thence N 03° 47' 50" W along said G. Ault, Etux. parcel a distance of 566.57 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by K. Messmer;

thence N 40° 23' 25" E along said K. Messmer parcel a distance of 241.15 feet to found iron rod marking a corner of said K. Messmer parcel;

thence N 04° 17' 21" E along said K. Messmer parcel a distance of 468.98 feet to a found iron rod marking the southwest corner of a parcel of land now or formerly owned by C. Barber, Sr. and B. Barber;

thence N 87° 28' 47" E along said C. Barber, Sr. and B. Barber parcel a distance of 268.02 feet to a point, referenced by a set iron rod situated S 00° 35' 48" W a distance of 10.00 feet;

(Tract 1)
(10.529A)

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thence S 00° 35' 48" W on a line a distance of 1181.28 feet to a set iron rod, passing the aforementioned set iron rod a distance of 10.00 feet;

thence N 88° 59' 17" E on a line a distance of 351.59 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 331.59 feet.

Containing in all 10.529 acres of land, more or less, of which 0.018 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 April 2020.

Prior Deed References – OR 260, Page 1114

20026-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
S1°00'43"E DIST: 40.00
PT: 2 N: -39.9938 E: 0.7064
S88°59'17"W DIST: 761.64
PT: 3 N: -53.4450 E: -760.8148
N3°47'50"W DIST: 566.57
PT: 4 N: 511.8812 E: -798.3362
N40°23'25"E DIST: 241.15
PT: 5 N: 695.5527 E: -642.0732
N4°17'21"E DIST: 468.98
PT: 6 N: 1163.2192 E: -606.9981
N87°28'47"E DIST: 268.02
PT: 7 N: 1175.0049 E: -339.2374
S0°35'48"W DIST: 1181.28
PT: 8 N: -6.2111 E: -351.5388
N88°59'17"E DIST: 351.59
PT: 9 N: -0.0017 E: -0.0036

CLOSING BEARING/DISTANCE: N64°41'22"E DIST: 0.0040

MISCLOSURE: N: -0.0017 E: -0.0036

AREA: 10.529 ACRES



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**LEGAL DESCRIPTION OF A 15.833 ACRE PARCEL
FOR KELBEY & CANDACE WEAVER**

Being a parcel of land situated in part of the Northwest Quarter of Section 15, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 15 and the intersection of the centerlines of Township Highway 58 and Township Highway 103;

thence on an assumed bearing of S 01° 00' 43" E along the north-south half section line of said Section 15 and the centerline of said Township Highway 103 a distance of 1686.58 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 88° 59' 17" W a distance of 20.00 feet;

thence continuing S 01° 00' 43" E along the north-south half section line of said Section 15 and the centerline of said Township Highway 103 a distance of 924.55 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by G. Ault, Etux., referenced by a found iron rod situated S 87° 34' 45" W a distance of 20.01 feet;

thence S 87° 34' 45" W along said G. Ault, Etux. parcel a distance of 716.02 feet to a found iron rod marking a corner of said G. Ault, Etux. parcel, passing the aforementioned found iron rod a distance of 20.01 feet;

thence N 03° 47' 50" W along said G. Ault, Etux. parcel a distance of 943.27 feet to a set iron rod;

thence N 88° 59' 17" E on a line a distance of 761.64 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 741.64 feet.

Containing in all 15.833 acres of land, more or less, of which 0.425 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.

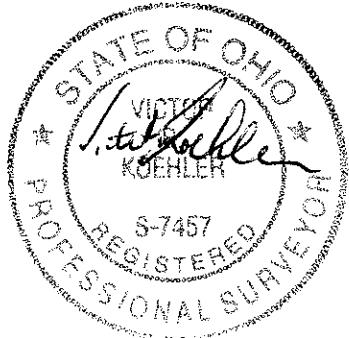
(7RAC73)
(15.833A)

REFERENCE SURVEY VOL. C
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This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in April 2020.

Prior Deed References – OR 260, Page 1114

20026-S Tract 3



PT: 1 N: 0.0000 E: 0.0000
S1°00'43"E DIST: 924.55
PT: 2 N: -924.4058 E: 16.3283
S87°34'45"W DIST: 716.02
PT: 3 N: -954.6497 E: -699.0526
N3°47'50"W DIST: 943.27
PT: 4 N: -13.4505 E: -761.5212
N88°59'17"E DIST: 761.64
PT: 5 N: 0.0007 E: 0.0000

CLOSING BEARING/DISTANCE: S1°08'19"W DIST: 0.0007

MISCLOSURE: N: 0.0007 E: 0.0000

AREA: 15.833 ACRES



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**LEGAL DESCRIPTION OF A 9.112 ACRE PARCEL
FOR KELBEY & CANDACE WEAVER**

Being a parcel of land situated in part of the Northwest Quarter of Section 15, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 15 and the intersection of the centerlines of Township Highway 58 and Township Highway 103;

thence on an assumed bearing of S 01° 00' 43" E along the north-south half section line of said Section 15 and the centerline of said Township Highway 103 a distance of 457.38 feet to a found MAG nail marking the southeast corner of a parcel of land now or formerly owned by C. Barber, Sr. and B. Barber and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 87° 28' 47" W a distance of 20.01 feet;

thence continuing S 01° 00' 43" E along the north-south half section line of said Section 15 and the centerline of said Township Highway 103 a distance of 1189.20 feet to a set MAG nail, referenced by a set iron rod situated S 88° 59' 17" W a distance of 20.00 feet;

thence S 88° 59' 17" W on a line a distance of 351.59 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.00 feet;

thence N 00° 35' 48" E on a line a distance of 1181.28 feet to a point marking the south line of said C. Barber, Sr. and B. Barber parcel, passing a set iron rod a distance of 1171.28 feet;

thence N 87° 28' 47" E along the south line of said C. Barber, Sr. and B. Barber parcel a distance of 318.54 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 298.53 feet.

Containing in all 9.112 acres of land, more or less, of which 0.546 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.

(Tract 2)
(9.112 A)

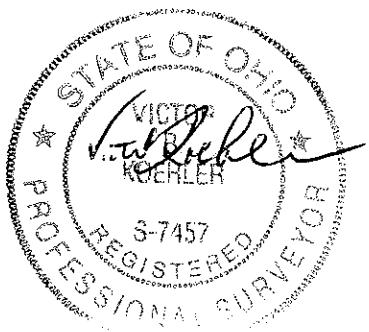
REFERENCE SURVEY VOL. C
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"2020"

All set iron rods are 5/8" diameter with personalized plastic caps.

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Prior Deed References – OR 260, Page 1114

20026-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
S1°00'43"E DIST: 1189.20
PT: 2 N: -1189.0145 E: 21.0023
S88°59'17"W DIST: 351.59
PT: 3 N: -1195.2239 E: -330.5329
N0°35'48"E DIST: 1181.28
PT: 4 N: -14.0080 E: -318.2315
N87°28'47"E DIST: 318.54
PT: 5 N: -0.0008 E: 0.0004

CLOSING BEARING/DISTANCE: N25°23'04"W DIST: 0.0009

MISCLOSURE: N: -0.0008 E: 0.0004

AREA: 9.112 ACRES

