

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

**LEGAL DESCRIPTION OF A 24.668 ACRE PARCEL
FOR MITCHELL WELCH**

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

Commencing at a found MAG nail marking the west quarter post of said Section 15 and the centerline of State Highway 231 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S $89^{\circ} 57' 42''$ E along the east-west half section line of said Section 15 a distance of 1794.90 feet to a found stone marking a former Indian Reservation line, passing a found iron rod a distance of 70.01 feet and passing a found stone a distance of 962.20 feet;

thence S $00^{\circ} 45' 10''$ W along said former Indian Reservation line a distance of 622.63 feet to a set iron rod;

thence N $89^{\circ} 44' 44''$ W on a line a distance of 1379.85 feet to a set iron rod;

thence S $01^{\circ} 04' 26''$ W on a line a distance of 100.00 feet to a set iron rod;

thence S $89^{\circ} 46' 33''$ W on a line a distance of 418.50 feet to set MAG nail marking the west line of said Section 15 and the centerline of said State Highway 231, passing a set iron rod a distance of 388.49 feet;

thence N $01^{\circ} 04' 26''$ E along the west line of said Section 15 and the centerline of said State Highway 231 a distance of 254.72 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by D. Carter;

thence S $88^{\circ} 57' 44''$ E along said D. Carter parcel a distance of 230.15 feet to a found iron rod marking a corner of said D. Carter parcel, passing a found iron rod a distance of 30.03 feet;

thence N $01^{\circ} 04' 35''$ E along said D. Carter parcel a distance of 349.66 feet to a found iron rod marking a corner of said D. Carter parcel;

thence N 88° 52' 44" W along said D. Carter parcel a distance of 230.16 feet to a found MAG nail marking the west line of said section 15 and the centerline of said State Highway 231, passing a found iron rod a distance of 200.01 feet;

thence N 01° 04' 26" E along the west line of said Section 15 and the centerline of said State Highway 231 a distance of 114.68 feet to the **POINT OF BEGINNING**.

Containing in all 24.668 acres of land, more or less, of which 0.361 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 2024.

Prior Deed References – OR 261, Page 1901, OR 159, Page 230

24042-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
S89°57'42"E DIST: 1794.90
PT: 2 N: -1.2009 E: 1794.8996
S0°45'10"W DIST: 622.63
PT: 3 N: -623.7771 E: 1786.7194
N89°44'44"W DIST: 1379.85
PT: 4 N: -617.6494 E: 406.8830
S1°04'26"W DIST: 100.00
PT: 5 N: -717.6318 E: 405.0089
S89°46'33"W DIST: 418.50
PT: 6 N: -719.2692 E: -13.4879
N1°04'26"E DIST: 254.72
PT: 7 N: -464.5939 E: -8.7140
S88°57'44"E DIST: 230.15
PT: 8 N: -468.7623 E: 221.3982
N1°04'35"E DIST: 349.66
PT: 9 N: -119.1640 E: 227.9667
N88°52'44"W DIST: 230.16
PT: 10 N: -114.6607 E: -2.1492
N1°04'26"E DIST: 114.68
PT: 11 N: -0.0009 E: 0.0001

CLOSING BEARING/DISTANCE: N7°07'47"W DIST: 0.0009

MISCLUSION: N: -0.0009 E: 0.0001

AREA: 24.668 ACRES

REFERENCE SURVEY VOL. C
PAGE 1904 IN THE TAX MAP OFFICE

"2024" Tract 1



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

**LEGAL DESCRIPTION OF A 28.001 ACRE PARCEL
FOR MITCHELL WELCH**

Being a parcel of land situated in part of the Southwest Quarter of Section 15, 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 15 and the centerline of State Highway 231;

thence on an assumed bearing of N 01° 04' 26" E along the west line of said Section 15 and the centerline of said State Highway 231 a distance of 1320.84 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° 58' 46" E a distance of 30.01 feet

thence continuing N 01° 04' 26" E along the west line of said Section 15 and the centerline of said State Highway 231 a distance of 601.44 feet to a set MAG nail;

thence N 89° 46' 33" E on a line a distance of 418.50 feet to a set iron rod, passing a set iron rod a distance of 30.01 feet;

thence N 01° 04' 26" E on a line a distance of 100.00 feet to a set iron rod;

thence S 89° 44' 44" E on a line a distance of 1379.85 feet to set iron rod marking a former Indian Reservation line;

thence S 00° 45' 10" W along said former Indian Reservation line a distance of 697.53 feet to a set iron rod marking the south line of Lot #3 and the north line of Lot #4 of the Original U.S. Government Survey;

thence N 89° 58' 46" W along the south line of said Lot #3 and the north line of Lot #4 of the Original U.S. Government Survey a distance of 1802.32 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 1772.31 feet;

Containing in all 28.001 acres of land, more or less, of which 0.414 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.

REFERENCE SURVEY VOL. C
PAGE 1904 IN THE TAX MAP OFFICE
"2024" Tract 2

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 2024.

Prior Deed References – OR 261, Page 1901, OR 159, Page 230

24042-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N1°04'26"E DIST: 601.44
PT: 2 N: 601.3344 E: 11.2721
N89°46'33"E DIST: 418.50
PT: 3 N: 602.9717 E: 429.7689
N1°04'26"E DIST: 100.00
PT: 4 N: 702.9542 E: 431.6430
S89°44'44"E DIST: 1379.85
PT: 5 N: 696.8264 E: 1811.4794
S0°45'10"W DIST: 697.53
PT: 6 N: -0.6434 E: 1802.3152
N89°58'46"W DIST: 1802.32
PT: 7 N: 0.0032 E: -0.0046

CLOSING BEARING/DISTANCE: S55°20'24"E DIST: 0.0056

MISCLOSURE: N: 0.0032 E: -0.0046

AREA: 28.001 ACRES

REFERENCE SURVEY VOL. C
PAGE 1904 IN THE TAX MAP OFFICE

"2024" Tract 2

