

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

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**LEGAL DESCRIPTION OF A 11.242 ACRE PARCEL  
FOR CLIFFORD E. & JUDITH M. WHEELER**

Being a parcel of land situated in part of the Northeast Quarter of Section 19, T-3-S,  
R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of said  
Section 19 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 44' 43" W along the east-west ½ section line a  
distance of 1318.71 feet to a set iron rod;

thence N 00° 02' 25" E a distance of 597.86 feet to a point on the top of the bank of the  
Sandusky River, passing a set iron for reference a distance of 520.65 feet;

thence N 87° 35' 33" E along the top of bank of the Sandusky River a distance of 158.64  
feet to a set iron rod;

thence S 73° 56' 13" E along the top of bank of the Sandusky River a distance of 173.75  
feet to a set iron rod;

thence S 55° 41' 18" E a distance of 599.26 feet to a set iron rod;

thence N 89° 44' 43" E a distance of 497.83 feet to a set MAG nail on the centerline of  
County Highway 130, passing a set iron rod a distance of 467.83 feet;

thence S 00° 00' 00" W along said centerline a distance of 215.00 feet to the **POINT OF  
BEGINNING**.

Containing in all 11.242 acres of land, more or less, of which 0.148 acre, more or less, is  
currently contained within the right-of-way of County Highway 130. 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 December, 1999.

Prior Deed Reference – Volume 148, Page 321.

99239-S (383)  
Parcels 1 & 2

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**LEGAL DESCRIPTION OF A 9.242 ACRE PARCEL  
FOR CLIFFORD E. & JUDITH M. WHEELER**

Being a parcel of land situated in part of the Northeast Quarter of Section 19, T-3-S,  
R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of said  
Section 19 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 44' 43" W along the east-west ½ section line a  
distance of 1318.71 feet to a set iron rod;

thence N 00° 02' 25" E a distance of 597.86 feet to a point on the top of the bank of the  
Sandusky River, passing a set iron for reference a distance of 520.65 feet;

thence N 87° 35' 33" E along the top of bank of the Sandusky River a distance of 158.64  
feet to a set iron rod;

thence S 73° 56' 13" E along the top of bank of the Sandusky River a distance of 173.75  
feet to a set iron rod;

thence S 55° 41' 18" E a distance of 599.26 feet to a set iron rod;

thence S 00° 00' 00" W a distance of 175.00 feet to a set iron rod;

thence N 89° 44' 43" E a distance of 497.83 feet to a set MAG nail on the centerline of  
County Highway 130, passing a set iron a distance of 467.83 feet;

thence S 00° 00' 00" W along said centerline a distance of 40.00 feet to the **POINT OF  
BEGINNING**.

Containing in all 9.242 acres of land, more or less, of which 0.028 acre, more or less, is  
currently contained within the right-of-way of County Highway 130. 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 December, 1999.

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**LEGAL DESCRIPTION OF A 2.000 ACRE PARCEL  
FOR CLIFFORD E. & JUDITH M. WHEELER**

Being a parcel of land situated in part of the Northeast Quarter of Section 19, T-3-S,  
R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of said  
Section 19;

thence on an assumed bearing of N 00° 00' 00" E along the centerline of County  
Highway 130 a distance of 40.00 feet to a set MAG nail and being the **POINT OF  
BEGINNING**;

thence S 89° 44' 43" W a distance of 497.83 feet to a set iron rod, passing a set iron rod a  
distance of 30.00 feet;

thence N 00° 00' 00" E a distance of 175.00 feet to a set iron rod;

thence N 89° 44' 43" E a distance of 497.83 feet to a set MAG nail on the centerline of  
County Highway 130, passing a set iron a distance of 467.83 feet;

thence S 00° 00' 00" W along said centerline a distance of 175.00 feet to the **POINT OF  
BEGINNING**.

Containing in all 2.000 acres of land, more or less, of which 0.121 acre, more or less, is  
currently contained within the right-of-way of County Highway 130. 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 December, 1999.

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Parcel 2

**KOEHLER SURVEYING  
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**LEGAL DESCRIPTION OF A 17.453 ACRE PARCEL  
FOR CLIFFORD E. & JUDITH M. WHEELER**

Being a parcel of land situated in part of the Northeast Quarter of Section 19, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of said Section 19;

thence on an assumed bearing of N 00° 00' 00" E along the centerline of County Highway 130 a distance of 215.00 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a set MAG nail a distance of 40.00 feet;

thence S 89° 44' 43" W a distance of 497.83 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 55° 41' 18" W a distance of 599.26 feet to a set iron rod on the top of the bank of the Sandusky River;

thence N 60° 33' 05" E along the top of bank of the Sandusky River a distance of 183.34 feet to a set iron rod;

thence N 24° 06' 50" E along the top of bank of the Sandusky River a distance of 133.57 feet to a set iron rod;

thence N 07° 25' 43" W along the top of bank of the Sandusky River a distance of 306.56 feet to a set iron rod;

thence N 02° 48' 22" E along the top of bank of the Sandusky River a distance of 92.25 feet to a set iron rod;

thence N 60° 10' 02" E along the top of bank of the Sandusky River a distance of 137.98 feet to a set iron rod;

thence S 80° 19' 57" E along the top of bank of the Sandusky River a distance of 680.32 feet to a set iron rod;

thence S 57° 14' 53" E along the top of bank of the Sandusky River a distance of 27.77 feet to a point on the centerline of County Highway 130;

thence S 00° 00' 00" E along said centerline a distance of 883.14 feet to the **POINT OF BEGINNING**.

Containing in all 17.453 acres of land, more or less, of which 0.608 acre, more or less, is currently contained within the right-of-way of County Highway 130. 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 December, 1999.

Prior Deed Reference – Volume 148, Page 321.

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Parcel 3