

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

LEGAL DESCRIPTION OF A 19.972 ACRE PARCEL
FOR RYAN W. PELTER

Being a parcel of land situated in part of the Northwest Quarter of Section 4, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the north-south half section line of said Section 4 and the centerline of Township Highway 55 and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 00° 21' 58" E a distance of 30.00 feet;

thence on an assumed bearing of S 89° 50' 57" W along the centerline of Township Highway 55 a distance of 40.00 feet to a set MAG nail;

thence N 00° 21' 58" E a distance of 380.57 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 84° 10' 15" W a distance of 545.92 feet to a set iron rod;

thence N 13° 24' 23" W a distance of 347.42 feet to a set iron rod;

thence N 84° 38' 48" W a distance of 408.07 feet to a set iron rod;

thence N 78° 50' 47" W a distance of 345.86 feet to a point on the east line of a parcel of land currently owned by P. P. Blizzard, et ux, passing a found iron pipe for reference a distance of 321.69 feet;

thence N 00° 09' 03" E along the east line of said Blizzard parcel a distance of 418.44 feet to a set iron rod on the south line of a parcel of land currently owned by Penn Central Corp., passing a found iron pipe a distance of 392.43 feet;

thence S 85° 21' 03" E along the south line of said Penn Central Corp. parcel a distance of 1417.96 feet to a set iron rod on the north-south half section line of said Section 4;

thence S 00° 21' 58" W along said half section line a distance of 1182.36 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 1152.36 feet.

Containing in all 19.972 acres of land, more or less, of which 0.003 acre, more or less, will be 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. *Parcel 2*

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 August, 2002.

Prior Deed Reference – Volume 146, Page 314.

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parcel #2

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**LEGAL DESCRIPTION OF A 38.233 ACRE PARCEL
FOR THE ESTATE OF ROBERT G. BENSON**

Being a parcel of land situated in part of the Northwest Quarter of Section 4, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the north-south half section line of said Section 4 and the centerline of Township Highway 55 and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 00° 21' 58" E, a distance of 30.00 feet;

thence on an assumed bearing of S 89° 50' 57" W along the centerline of Township Highway 55 a distance of 813.46 feet to found MAG nail marking the southeast corner of a parcel of land currently owned by R. W. Pelter, et ux, passing a set MAG nail a distance of 40.00 feet;

thence N 00° 09' 03" W along the east line of said Pelter parcel a distance of 368.02 feet to a found iron rod, passing a found iron rod a distance of 30.00 feet;

thence N 32° 34' 00" W along a line of said Pelter parcel a distance of 41.25 feet to a found iron rod;

thence S 89° 50' 57" W along a line of said Pelter parcel a distance of 195.10 feet to a found iron rod marking the northwest corner of said Pelter parcel;

thence S 00° 09' 03" E along the west line of said Pelter parcel a distance of 402.84 feet to a found MAG nail on the centerline of Township Highway 55 marking the southwest corner of said Pelter parcel, passing a found iron rod a distance of 372.84 feet;

thence S 89° 50' 57" W along said centerline a distance of 378.48 feet to a found MAG nail marking the southeast corner of a parcel of land currently owned by P. P. Blizzard, et ux;

thence N 00° 09' 03" E along the east line of said Blizzard parcel a distance of 1300.99 feet to a set iron rod on the south line of a parcel of land currently owned by Penn Central Corp., passing a set iron rod a distance of 30.00 feet and a found iron pipe a distance of 1274.98 feet;

thence S 85° 21' 03" E along the south line of said Penn Central Corp. parcel a distance of 1417.96 feet to a set iron rod on the north-south half section line of said Section 4;

thence S 00° 21' 58" W along said half section line a distance of 1182.36 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 1152.36 feet.

Containing in all 38.233 acres of land, more or less, of which 0.821 acre, more or less, will be 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 August, 2002.

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combination

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**LEGAL DESCRIPTION OF A 18.261 ACRE PARCEL
FOR RYAN W. PELTER**

Being a parcel of land situated in part of the Northwest Quarter of Section 4, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the north-south half section line of said Section 4 and the centerline of Township Highway 55, referenced by a set iron rod situated N 00° 21' 58" E, a distance of 30.00 feet;

thence on an assumed bearing of S 89° 50' 57" W along the centerline of Township Highway 55 a distance of 40.00 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 00° 21' 58" E a distance of 30.00 feet;

thence continuing S 89° 50' 57" W along said centerline a distance of 773.46 feet to a found MAG nail marking the southeast corner of a parcel of land currently owned by R. W. Pelter, et ux;

thence N 00° 09' 03" W along the east line of said Pelter parcel a distance of 368.02 feet to a found iron rod, passing a found iron rod a distance of 30.00 feet;

thence N 32° 34' 00" W along a line of said Pelter parcel a distance of 41.25 feet to a found iron rod;

thence S 89° 50' 57" W along a line of said Pelter parcel a distance of 195.10 feet to a found iron rod marking the northwest corner of said Pelter parcel;

thence S 00° 09' 03" E along the west line of said Pelter parcel a distance of 402.84 feet to a found MAG nail on the centerline of Township Highway 55 marking the southwest corner of said Pelter parcel, passing a found iron rod a distance of 372.84 feet;

thence S 89° 50' 57" W along said centerline a distance of 378.48 feet to a found MAG nail marking the southeast corner of a parcel of land currently owned by P. P. Blizzard, et ux;

thence N 00° 09' 03" E along the east line of said Blizzard parcel a distance of 882.55 feet to a point, passing a set iron rod a distance of 30.00 feet;

thence S 78° 50' 47" E a distance of 345.86 feet to a set iron rod, passing a set iron rod for reference a distance of 24.17 feet;

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thence S 84° 38' 48" E a distance of 408.07 feet to a set iron rod;

thence S 13° 24' 23" E a distance of 347.42 feet to a set iron rod;

thence S 84° 10' 15" E a distance of 545.92 feet to a set iron rod;

thence S 00° 21' 58" W a distance of 380.57 feet to the **POINT OF BEGINNING**,
passing a set iron rod a distance of 350.57 feet.

Containing in all 18.261 acres of land, more or less, of which 0.793 acre, more or less,
will be 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 August, 2002.

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parcel #1