

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

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**LEGAL DESCRIPTION OF A 1.131 ACRE PARCEL  
FOR DOROTHY C. LEHNHART**

Being a parcel of land situated in part of the Northeast Quarter of Section 17, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section 17 and being the **POINT OF BEGINNING**,

thence on an assumed bearing of N 89° 48' 40" E along the centerline of County Highway 44 a distance of 288.50 feet to a set MAG nail marking a northwesterly corner of a parcel of land currently owned by W. J. Lehnhart, et ux;

thence S 04° 17' 15" W along a westerly line of said W. J. Lehnhart parcel a distance of 175.53 feet to a set iron rod marking a corner of said W. J. Lehnhart parcel, passing a set iron rod a distance of 20.06 feet;

thence S 89° 48' 40" W along a line of said W. J. Lehnhart parcel a distance of 274.40 feet to a set iron rod on the north-south half section line marking a corner of said W. J. Lehnhart parcel;

thence N 00° 19' 11" W along said half section line a distance of 175.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.131 acres of land, more or less, of which 0.133 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 June, 2004.

Prior Deed Reference – Volume 184, Page 238

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Parcel 3

**KOEHLER SURVEYING, INC.**  
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**LEGAL DESCRIPTION OF A 5.049 ACRE PARCEL  
FOR DOROTHY C. LEHNHART**

Being a parcel of land situated in part of the Northeast Quarter of Section 17, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section 17;

thence on an assumed bearing of N 89° 48' 40" E along the centerline of County Highway 44 a distance of 288.50 feet to a set MAG nail marking the northeast corner of a parcel of land currently owned by J. W. & L. A. Lehnhart and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 04° 17' 15" W a distance of 20.06 feet;

thence continuing N 89° 48' 40" E along said centerline a distance of 598.40 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by the William J. Lehnhart, et ux, Living Trust;

thence S 00° 18' 52" E along the west line of said Lehnhart Living Trust parcel a distance of 303.50 feet to a set iron rod marking a corner of said Lehnhart Living Trust parcel, passing a set iron rod a distance of 20.00 feet;

thence S 89° 48' 40" W along a northerly line of said Lehnhart Living Trust parcel a distance of 886.88 feet to a set iron rod on the north-south half section line of said Section 17;

thence N 00° 19' 11" W along said half section line a distance of 128.50 feet to a set iron rod marking the southwest corner of the aforementioned J. W. & L. A. Lehnhart parcel;

thence N 89° 48' 40" E along the south line of said J. W. & L. A. Lehnhart parcel a distance of 274.40 feet to a set iron rod marking the southeast corner of said J. W. & L. A. Lehnhart parcel;

thence N 04° 17' 15" E along the east line of said J. W. & L. A. Lehnhart parcel a distance of 175.53 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 155.47 feet.

Containing in all 5.049 acres of land, more or less, of which 0.275 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 June, 2004.

Prior Deed Reference – Volume 165, Page 206

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Parcel 1

**KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 13.198 ACRE PARCEL  
FOR DOROTHY C. LEHNHART**

Being a parcel of land situated in part of the Northeast Quarter of Section 17, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said Section 17;

thence on an assumed bearing of S 89° 48' 40" W along the centerline of County Highway 44 a distance of 886.89 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by Z. McDaniel, et vir and being the **POINT OF BEGINNING**;

thence S 00° 18' 34" E along the west line of said McDaniel parcel and the west line of a parcel of land currently owned by R. K. Warner a distance of 1325.11 feet to a found iron rod on the north line of a parcel of land currently owned by R. J. Stover marking the southwest corner of said Warner parcel, passing a set iron rod a distance of 132.00 feet;

thence S 89° 48' 10" W along the north line of said Stover parcel a distance of 508.49 feet to a set iron rod marking the northwest corner of said Stover parcel;

thence S 00° 19' 50" E along the west line of said Stover parcel and the west line of a parcel of land currently owned by J. C. & C. F. Baker a distance of 1325.19 feet to a set iron rod on the east-west half section line of said Section 17 marking the southwest corner of said Baker parcel, passing a found iron pipe a distance of 968.44 feet;

thence S 89° 47' 43" W along said half section line a distance of 378.65 feet to a set iron rod;

thence N 00° 18' 52" W a distance of 1325.24 feet to a set iron rod;

thence N 89° 48' 10" E a distance of 338.28 feet to a set iron rod;

thence N 00° 18' 52" W a distance of 40.00 feet to a set iron rod;

thence N 89° 48' 10" E a distance of 508.49 feet to a set iron rod;

thence N 00° 18' 34" W a distance of 1285.12 feet to a set MAG nail on the centerline of County Highway 44, passing a set iron rod a distance of 1265.12 feet;

thence N 89° 48' 40" E along said centerline a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 13.198 acres of land, more or less, of which 0.0189 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 June, 2004.

Prior Deed Reference – OR Volume 27, Page 836.

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Parcel 2