

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.

REFERENCE SURVEY VOL. D  
PAGE 224 IN THE TAX MAP OFFICE

(PARCEL 1)

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