

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

**LEGAL DESCRIPTION OF A 11.237 ACRE PARCEL
FOR SARA DARDINGER**

Being a parcel of land situated in part of the Southwest Quarter of Section 15, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod in a monument box marking the West Quarter Post of said Section 15;

thence on an assumed bearing of S 00° 12' 56" E along the west line of said Section 15 a distance of 1322.59 feet to a set iron rod marking the southwest corner of the northwest quarter of the southwest quarter;

thence N 89° 03' 18" E along the south line of the northwest quarter of the southwest quarter a distance of 826.45 feet to a set iron rod on the easterly line of the Limited Access Right-of-Way of U. S. Route 23 marking the northwest corner of a parcel of land currently owned by Fowler Harpster Limited and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 613.54 feet;

thence N 16° 57' 58" W along said Limited Access Right-of-Way Line a distance of 367.45 feet to a set iron rod;

thence N 07° 30' 04" W along said Limited Access Right-of-Way Line a distance of 390.71 feet to a set iron rod;

thence N 13° 03' 05" E along said Limited Access Right-of-Way Line a distance of 351.51 feet to a set iron rod marking a southwesterly corner of a parcel of land currently owned by F. Elliot;

thence S 66° 05' 31" E along a southwesterly line of said Elliot parcel a distance of 253.85 feet to a found iron pipe, passing a found iron pipe a distance of 114.51 feet;

thence S 12° 11' 08" W along a southwesterly line of said Elliot parcel a distance of 117.50 feet to a set iron rod;

thence S 80° 54' 13" E along a southwesterly line of said Elliot parcel a distance of 92.55 feet to a set iron rod;

thence S 16° 10' 22" E along a southwesterly line of said Elliot parcel a distance of 66.70 feet to a set iron rod;

thence S 02° 54' 21" E along a southwesterly line of said Elliot parcel a distance of 146.00 feet to a set iron rod;

thence N 88° 58' 58" E along the south line of said Elliot parcel a distance of 233.48 feet to a set iron rod on the east line of the northwest quarter of the southwest quarter of said Section 15;

thence S 00° 21' 38" E along said line a distance of 635.21 feet to a set iron rod marking the southeast corner of the northwest quarter of the southwest quarter and the northeast corner of the aforementioned Fowler Harpster Limited parcel;

thence S 89° 03' 18" W along the south line of the north half of the southwest quarter a distance of 483.29 feet to the **POINT OF BEGINNING**.

Containing in all 11.237 acres of land, more or less, of which 1.836 acres, 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 180, Page 843.

04045-S

Tract 2

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

**LEGAL DESCRIPTION OF A 8.606 ACRE PARCEL
FOR SARA DARDINGER**

Being a parcel of land situated in part of the Southwest Quarter of Section 15, T-3-S,
R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod in a monument box marking the West Quarter Post of
said Section 15;

thence on an assumed bearing of S 00° 12' 56" E along the west line of said Section 15 a
distance of 473.49 feet to a point marking the southwest corner of a parcel of land
currently owned by J. Lawrence and being the **POINT OF BEGINNING**;

thence N 88° 54' 56" E along the south line of said Lawrence parcel a distance of 250.74
feet to a set iron rod on the easterly line of the Limited Access Right-of-Way of U. S.
Route 23 marking the southeast corner of said Lawrence parcel, passing a set iron rod a
distance of 2.00 feet and a found iron pipe a distance of 250.36 feet;

thence S 35° 25' 11" E along said Limited Access Right-of-Way Line a distance of 81.69
feet to a set iron rod;

thence S 22° 17' 32" E along said Limited Access Right-of-Way Line a distance of
839.93 feet to a set iron rod on the south line of the northwest quarter of the southwest
quarter marking the northeast corner of a parcel of land currently owned by Harpster
Fowler Limited;

thence S 89° 03' 18" W along said line and the north line of said Fowler Harpster
Limited parcel a distance of 613.54 feet to a set iron rod on the west line of said Section
15;

thence N 00° 12' 56" W along the west line of said Section 15 a distance of 849.10 feet
to the **POINT OF BEGINNING**.

Containing in all 8.606 acres of land, more or less, 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 180, Page 843.
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REFERENCE SURVEY VOL. D
PAGE 226 IN THE TAX MAP OFFICE
(TRACT 1) (8.606A)