

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

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**LEGAL DESCRIPTION OF A 21.456 ACRE PARCEL  
FOR ROGER BOWEN**

Being a parcel of land situated in part of the Southwest Quarters of Section 19, T-2-S, R-14-E, Crane Township, now in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the center of said Section 19;  
thence on an assumed bearing of S 00° 07' 17" W along the north-south half section line a distance of 20.00 feet to a set iron rod and being the **POINT OF BEGINNING**;  
thence S 00° 07' 17" W along said north-south half section line a distance of 635.00 feet to a set iron rod;  
thence S 89° 32' 27" W on a line a distance of 1360.62 feet to a set MAG nail on the centerline of State Route 199, passing a set iron rod a distance of 1313.57 feet;  
thence N 17° 27' 37" W along said centerline a distance of 44.46 feet to a set MAG nail referenced by a set iron rod situated S 55° 09' 49" E a distance of 73.58 feet, said nail marks the beginning of a spiral curve having the following criteria:

Length of spiral = 300.00'  
Chord = 299.96'  
Chord bearing = N 18° 27' 39" W

thence northwesterly along said spiral curve and said centerline a distance of 300.00 feet (chord = N 18° 27' 39" W, 299.96 feet) to a found railroad spike referenced by a set iron rod situated N 69° 32' 17" E a distance of 60.00 feet;

thence along said centerline an arc distance of 333.61 feet on a curve to the left having a radius of 2864.79 feet, a chord of 333.43 feet and a chord bearing of N 23° 47' 53" W to a found railroad spike referenced by a set iron rod situated N 88° 39' 01" E a distance of 66.48 feet, said railroad spike marks the beginning of a spiral curve having the following criteria:

Length of spiral = 300.00'  
Chord = 299.96'  
Chord bearing = N 29° 08' 00" W

thence northwesterly along said spiral curve and said centerline a distance of 1.16 feet (chord = N 27° 08' 41" W, 1.16 feet) to a set MAG nail on a line now known as the south right-of-way line of Star Fish lane;

thence N 89° 32' 27" E along a line now known as the south right-of-way line of said Star Fish Lane a distance of 1605.37 feet to the **POINT OF BEGINNING**.

Containing in all 21.456 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 has been prepared by Victor B. Koehler, P.S. #7457, on November 28, 2016 and combines Tracs 5, 6, and 7 as shown on Survey Volume D, Page 371.

Prior Deed Reference – Volume 200, Page 194; Volume 203, Page 498;  
Volume 206, Page 138; Volume 208, Page 564.

16164-S

## C:\SMI\2016smi\16164-S 21.456ACRES CLOSURE

PT: 1 N: 0.0000 E: 0.0000  
S0°07'17"W DIST: 635.00  
PT: 2 N: -634.9986 E: -1.3453  
S89°32'27"W DIST: 1360.63  
PT: 3 N: -645.9025 E: -1361.9316  
N17°27'37"W DIST: 44.46  
PT: 4 N: -603.4910 E: -1375.2716  
N18°27'39"W DIST: 299.96  
PT: 5 N: -318.9668 E: -1470.2559  
N23°47'53"W DIST: 333.43  
PT: 6 N: -13.8873 E: -1604.7996  
N27°08'41"W DIST: 1.16  
PT: 7 N: -12.8550 E: -1605.3288  
N89°32'27"E DIST: 1605.38  
PT: 8 N: 0.0103 E: -0.0004

CLOSING BEARING/DISTANCE: S2°11'36"E DIST: 0.0103

MISCLOSURE: PT: 8 N: 0.0103 E: -0.0004

AREA: 21.456 ACRES

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 6.372 ACRE  
PARCEL FOR ROGER BOWEN**

Being a parcel of land situated in part of the Southwest Quarter of Section 19, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the Center of said Section 19;

thence on an assumed bearing of S 00° 07' 17" W along the north-south half section line a distance of 20.00 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence continuing S 00° 07' 17" W along said half section line a distance of 635.00 feet to a set iron rod;

thence S 89° 32' 27" W a distance of 437.13 feet to a set iron rod;

thence N 00° 07' 17" E a distance of 635.00 feet to a set iron rod;

thence N 89° 32' 27" E a distance of 437.13 feet to the **POINT OF BEGINNING**.

Containing in all 6.372 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.

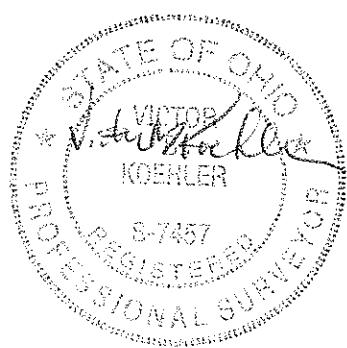
This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in May, 2008.

Prior Deed Reference – Volume 200, Page 194; Volume 203, Page 498; Volume 206, Page 138; Volume 208, Page 564.

07134-S

**Tract 7**

REFERENCE SURVEY VOL. D  
PAGE 371 IN THE TAX MAP OFFICE



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**LEGAL DESCRIPTION OF A 7.000 ACRE  
PARCEL FOR ROGER BOWEN**

Being a parcel of land situated in part of the Southwest Quarter of Section 19, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the Center of said Section 19;

thence on an assumed bearing of S 00° 07' 17" W along the north-south half section line a distance of 20.00 feet to a set iron rod;

thence S 89° 32' 27" W a distance of 437.13 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence S 00° 07' 17" W a distance of 635.00 feet to a set iron rod;

thence S 89° 32' 27" W a distance of 480.21 feet to a set iron rod;

thence N 00° 07' 17" E a distance of 635.00 feet to a set iron rod;

thence N 89° 32' 27" E a distance of 480.21 feet to the **POINT OF BEGINNING**.

Containing in all 7.000 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 May, 2008.

Prior Deed Reference – Volume 200, Page 194; Volume 203, Page 498; Volume 206, Page 138; Volume 208, Page 564.

07134-S

**Tract 6**

REFERENCE SURVEY VOL. D  
PAGE 371 IN THE TAX MAP OFFICE



KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 8.084 ACRE  
PARCEL FOR ROGER BOWEN**

Being a parcel of land situated in part of the Southwest Quarter of Section 19, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the Center of said Section 19;

thence on an assumed bearing of S 00° 07' 17" W along the north-south half section line a distance of 20.00 feet to a set iron rod;

thence S 89° 32' 27" W a distance of 917.34 feet to a set iron rod and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 437.13 feet;

thence S 00° 07' 17" W a distance of 635.00 feet to a set iron rod;

thence S 89° 32' 27" W a distance of 443.28 feet to a set MAG nail on the centerline of State Route 199, passing a set iron rod a distance of 396.22 feet;

thence N 17° 27' 37" W along said centerline line a distance of 44.46 feet to a set MAG nail referenced by a set iron rod situated S 55° 09' 49" E a distance of 73.58 feet, said nail marks the beginning of a spiral curve having the following criteria:

Ls = 300.00'  
Ch = 299.96'  
Cb = N 18° 27' 39" W

thence northwesterly along said spiral curve and said centerline line a distance of 300.00 feet (chord = N 18° 27' 39" W, 299.96 feet) to a found railroad spike referenced by a set iron rod situated N 69° 32' 17" E a distance of 60.00 feet;

thence along said centerline line an arc distance of 333.61 feet on a curve to the left having a radius of 2864.79 feet, a chord of 333.43 feet and a chord bearing of N 23° 47' 53" W to a found railroad spike referenced by a set iron rod situated N 88° 39' 01" E a distance of 66.48 feet, said railroad spike marks the beginning of a spiral curve having the following criteria:

Ls = 300.00'  
Ch = 299.96'  
Cb = N 29° 08' 00" W

thence northwesterly along said spiral curve and said centerline a distance of 1.16 feet (chord = N 27° 08' 41" W, 1.16 feet) to a set MAG nail marking the southwesterly corner of a parcel of land currently owned by Marie C. Clabaugh Trust;

thence N 89° 32' 27" E along the south line of said Clabaugh parcel extended a distance of 688.03 feet to the **POINT OF BEGINNING**, passing 2 set iron rods a distance of 66.99 feet and 278.89 feet respectively.

Containing in all 8.084 acres of land, more or less, of which 0.834 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 May, 2008.

Prior Deed Reference – Volume 200, Page 194; Volume 203, Page 498; Volume 206, Page 138; Volume 208, Page 564.

07134-S

**Tract 5**



KOehler SURVEYING, INC.  
P.O. BOX 28  
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(419) 294-5388

**LEGAL DESCRIPTION OF A 0.610 ACRE  
PARCEL FOR ROGER BOWEN**

Being a parcel of land situated in part of the Southwest Quarter of Section 19, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the Center of said Section 19 and the southeast corner of ODOT Service Road "C" and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 07' 17" W along the north-south half section line a distance of 20.00 feet to a set iron rod;

thence S 89° 32' 27" W a distance of 1326.49 feet to a set iron rod marking a common corner of a parcel of land currently owned by M. C. Clabaugh Trust and a parcel of land currently owned by W. Surgeon, et al, passing 2 set iron rods a distance of 437.13 feet and 917.34 feet respectively;

thence N 00° 07' 22" E along a common line of said Surgeon and Clabaugh parcels a distance of 20.00 feet to a set iron rod on the east-west half section line of said Section 19 and being the south line of said ODOT Service Road "C";

thence N 89° 32' 27" E along said half section line and south line of said road a distance of 1326.49 feet to the **POINT OF BEGINNING**.

Containing in all 0.610 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 May, 2008.

Prior Deed Reference - Volume 200, Page 194; Volume 203, Page 498, Volume 206, Page 138, Volume 208, Page 564.

07134-S

Tract 4

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

**LEGAL DESCRIPTION OF A 0.130 ACRE  
PARCEL FOR MARIE C. CLABAUGH TRUST**

Being a parcel of land situated in part of the Southwest Quarter of Section 19, T-2-S, R-14-E, Cranberry Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking intersection of the centerline of State Route 199 and the east-west half section line of said Section 19 and being the **POINT OF BEGINNING**, said half section line also being the south line of ODOT Service Road "C";

thence on an assumed bearing of N 89° 32' 27" E along said half section line and the south line of said road a distance of 289.24 feet to a set iron rod situated on the west line of a parcel of land currently owned by W. Sturgeon, et al, said line also being the west line of the east half of the southwest quarter of said Section 19, passing a set iron rod for reference a distance of 56.06 feet;

thence S 00° 07' 22" W along said line a distance of 20.00 feet to a set iron rod marking a corner of said Sturgeon parcel;

thence S 89° 32' 27" W along a northerly line of said Sturgeon parcel a distance of 278.89 feet to a set MAG nail on the centerline of State Route 199 marking a northwesterly corner of said Sturgeon parcel, said nail being on a spiral curve having the following criteria.

Ls = 300.00'  
 Ch = 299.96'  
 Cb = N 29° 08' 00" W

thence northwesterly along said spiral curve and said centerline a distance of 22.43 feet (chord = N 27° 21' 46" W, 22.43 feet) to the **POINT OF BEGINNING**.

Containing in all 0.150 acres of land, more or less, of which 0.015 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 May, 2008.

Prior Deed Reference – OR Volume 183, Page 837

07134-S  
 Tract 3

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

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**LEGAL DESCRIPTION OF A 1.218 ACRE  
PARCEL FOR MARIE C. CLABAUGH TRUST**

Being a parcel of land situated in part of the Northwest Quarter of Section 19, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the Southeast Corner of ODOT Service Road "C", and marking the Center of said Section 19 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 32' 27" W along the east-west half section line and the south line of said road a distance of 1326.49 feet to a set iron rod marking a common corner of a parcel of land currently owned by MRG, Ltd and a parcel of land currently owned by M. C. Clabaugh Trust;

thence N 00° 07' 22" E along a common line of said MRG, Ltd. and Clabaugh parcels a distance of 40.00 feet to a set iron rod on the north line of said road;

thence N 89° 32' 27" E along said line a distance of 1326.49 feet to a set iron rod on the north south half section line of said Section 19 marking the northeast corner of said road;

thence S 00° 07' 17" W along said half section line and east line of said road a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.218 acres of land, more or less, which is totally 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 May, 2008.

Prior Deed Reference – OR Volume 183, Page 837

07134-S

**Tract 2**



REFERENCE SURVEY VOL. P  
PAGE 371 IN THE TAX MAP OFFICE

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

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**LEGAL DESCRIPTION OF A 0.275 ACRE PARCEL  
FOR MRG LTD.**

Being a parcel of land situated in part of the Northwest Quarter of Section 19, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerline of State Route 199 and the east-west half section line of said Section 19 and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 89° 32' 27" E a distance of 56.06 feet, said nail being on a spiral curve having the following criteria:

Ls = 300.00'  
Ch = 299.96'  
Cb = N 29° 08' 00" W

thence northwesterly along said spiral curve and said centerline a distance of 45.11 feet (chord = N 27° 59' 13" W, 45.11 feet) to a set MAG nail marking the northwest corner of ODOT Service Road "C";

thence N 89° 32' 27" E along the north line of said Service Road a distance of 310.49 feet to a set iron rod on a common property line of a parcel of land currently owned by MRG, LTD and a parcel of land currently owned by M. C. Clabaugh Trust, passing a set iron rod for reference a distance of 54.18 feet;

thence S 00° 07' 22" W along said common property line a distance of 40.00 feet to a set iron rod on said half section line and south line of said road;

thence S 89° 32' 27" W along said half section line and south line of said road a distance of 289.24 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 233.18 feet.

Containing in all 0.275 acres of land, more or less, of which 0.052 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 May, 2008.

07134-S

Prior Deed Reference – Volume 184, Page 298.

**Tract 1**

REFERENCE SURVEY VOL. D  
PAGE 371 IN THE TAX MAP OFFICE



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

**LEGAL DESCRIPTION OF A 9.372 ACRE PARCEL  
FOR ROGER BOWEN**

Being a parcel of land situated in part of the Southwest Quarter of Section 19, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the center of said Section 19;

thence on an assumed bearing of S 00° 07' 17" W along the north-south half section line a distance of 20.00 feet to a found iron rod on the south right-of-way line of Star Fish Lane and being the **POINT OF BEGINNING**;

thence S 00° 07' 17" W along said north-south half section line a distance of 635.00 feet to a found iron rod;

thence S 89° 32' 27" W a distance of 642.93 feet to a set iron rod;

thence N 00° 07' 17" E on a line a distance of 635.00 feet to a set iron rod on the south right-of-way line of Star Fish Lane;

thence N 89° 32' 27" E along the south right-of-way line of said Star Fish Lane a distance of 642.93 feet to the **POINT OF BEGINNING**.

Containing in all 9.372 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.

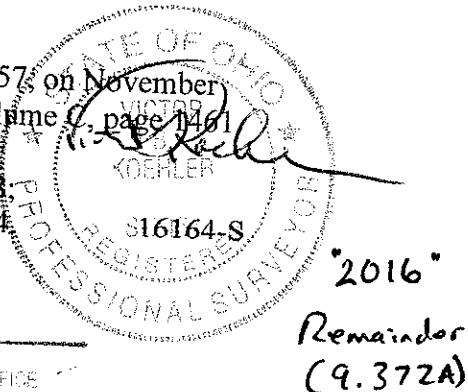
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description has been written by Victor B. Koehler, P.S. #7457 on November 28, 2016 and is based upon survey volume D, page 371 and survey volume C, page 1461.

Prior Deed Reference – Volume 200, Page 194; Volume 203, Page 498;  
Volume 206, Page 138; Volume 208, Page 564

REFERENCE SURVEY VOL. C  
PAGE 1461 IN THE TAX MAP OFFICE

REFERENCE SURVEY VOL. D  
PAGE 371 IN THE TAX MAP OFFICE



*2016*  
Remainder  
(9.372A)

## C:\ISM\2016smi\16164-S 9.372ACRE CLOSURE

PT: 1 N: 0.0000 E: 0.0000  
S0°07'17"W DIST: 635.00  
PT: 2 N: -634.9986 E: -1.3453  
S89°32'27"W DIST: 642.93  
PT: 3 N: -640.1509 E: -644.2547  
N0°07'17"E DIST: 635.00  
PT: 4 N: -5.1524 E: -642.9094  
N89°32'27"E DIST: 642.93  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N= 0.0000, E= 0.0000

AREA: 9.372 ACRES