

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

**LEGAL DESCRIPTION OF A 24.219 ACRE PARCEL
FOR CLIFFORD E. & JUDITH M. WHEELER**

Being a parcel of land situated in part of the Northeast Quarter of Section 19, T-3-S,
R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of said
Section 19 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 44' 43" W along the east-west ½ section line a
distance of 1318.71 feet to a found iron rod;

thence N 00° 02' 25" E a distance of 597.86 feet to a point on the top of the bank of the
Sandusky River, passing a found iron for reference a distance of 520.65 feet;

thence N 87° 35' 33" E along the top of bank of the Sandusky River a distance of 158.64
feet to a found iron rod;

thence S 73° 56' 13" E along the top of bank of the Sandusky River a distance of 173.75
feet to a found iron rod;

thence N 60° 33' 05" E along the top of bank of the Sandusky River a distance of 183.34
feet to a found iron rod;

thence N 24° 06' 50" E along the top of bank of the Sandusky River a distance of 133.57
feet to a found iron rod;

thence N 07° 25' 43" W along the top of bank of the Sandusky River a distance of 306.56
feet to a found iron rod;

thence N 02° 48' 22" E along the top of bank of the Sandusky River a distance of 92.25
feet to a found iron rod;

thence N 60° 10' 02" E along the top of bank of the Sandusky River a distance of 137.98
feet to a found iron rod;

thence S 80° 19' 57" E along the top of bank of the Sandusky River a distance of 680.32
feet to a found iron rod;

thence S 57° 14' 53" E along the top of bank of the Sandusky River a distance of 27.77
feet to a point on the centerline of County Highway 130, referenced by the last mentioned
found iron rod;

thence S 00° 00' 00" W along said centerline a distance of 574.24 feet to a set MAG nail;

thence N 90° 00' 00" W a distance of 122.88 feet to a set iron rod, passing a set iron rod for reference a distance of 20.00 feet;

thence S 51° 23' 34" W a distance of 194.66 feet to a set iron rod;

thence S 52° 20' 08" W a distance of 347.39 feet to a set iron rod;

thence S 00° 00' 00" W a distance of 152.61 feet to a set iron rod, passing a set iron rod a distance of 86.37 feet;

thence N 89° 44' 43" E a distance of 550.00 feet to a found MAG nail on the centerline of County Highway 130, passing a found iron rod a distance of 520.00 feet;

thence S 00° 00' 00" W along said centerline a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 24.219 acres of land, more or less, of which 0.285 acre, more or less, is currently contained within the right-of-way of County Highway 130. 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 September, 2008.

Prior Deed Reference – Volume 189, Page 601; OR Volume 7, Page 707; OR Volume 9, Page 878.

08134-S

Tract 3



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

**LEGAL DESCRIPTION OF A 1.882 ACRE PARCEL
FOR CLIFF WHEELER**

Being a parcel of land situated in part of the Northeast Quarter of Section 19, T-3-S,
R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of said
Section 19;

thence on an assumed bearing of N 00° 00' 00" E along the centerline of County
Highway 130 a distance of 40.00 feet to a found MAG nail and being the **POINT OF
BEGINNING**;

thence S 89° 44' 43" W a distance of 550.00 feet to a set iron rod, passing a found iron
rod a distance of 30.00 feet;

thence N 00° 00' 00" E a distance of 152.61 feet to a set iron rod, passing a set iron rod a
distance of 66.24 feet;

thence N 52° 20' 08" E a distance of 347.39 feet to a set iron rod;

thence S 00° 00' 00" W a distance of 323.65 feet to a set iron rod, passing a set iron rod a
distance of 101.96 feet;

thence N 89° 44' 43" E a distance of 275.00 feet to a set MAG nail on the centerline of
County Highway 130, passing a set iron rod a distance of 255.00 feet;

thence S 00° 00' 00" W along said centerline a distance of 40.00 feet to the **POINT OF
BEGINNING**.

Containing in all 1.882 acres of land, more or less, of which 0.018 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 September, 2008.



Prior Deed Reference – Volume 189, Page 601; OR Volume 7, Page 707; OR Volume 9,
Page 878.

08134-S
Tract 1

REFERENCE SURVEY VOL. D
PAGE 382 IN THE TAX MAP OFFICE

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

**LEGAL DESCRIPTION OF A 2.594 ACRE PARCEL
FOR CLIFF WHEELER**

Being a parcel of land situated in part of the Northeast Quarter of Section 19, T-3-S,
R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of said
Section 19;

thence on an assumed bearing of N 00° 00' 00" E along the centerline of County
Highway 130 a distance of 80.00 feet to a set MAG nail and being the **POINT OF
BEGINNING**, passing a found MAG nail a distance of 40.00 feet;

thence S 89° 44' 43" W a distance of 275.00 feet to a set iron rod, passing a set iron rod a
distance of 20.00 feet;

thence N 00° 00' 00" E a distance of 323.66 feet to a set iron rod, passing a set iron rod a
distance of 221.69 feet;

thence N 51° 23' 34" E a distance of 194.66 feet to a set iron rod;

thence S 90° 00' 00" E a distance of 122.88 feet to a set MAG nail on the centerline of
County Highway 130, passing a set iron rod a distance of 102.88 feet;

thence S 00° 00' 00" W along said centerline a distance of 443.90 feet to the **POINT OF
BEGINNING**.

Containing in all 2.594 acres of land, more or less, of which 0.204 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.E.
#7457, in September, 2008.

Prior Deed Reference – Volume 189, Page 601; OR Volume 7, Page 707; OR Volume 9,
Page 878.

08134-S

Tract 2

REFERENCE SURVEY VOL. D
PAGE 387 IN THE TAX MAP OFFICE

