

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

**LEGAL DESCRIPTION OF A 1.581 ACRE PARCEL
FOR HELEN STOVER**

Being a parcel of land situated in part of the Southeast Quarter of Section 13, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of Township Highway 18 and the west line of the east half of the southeast quarter of said Section 13 referenced by a set iron rod situated S 45° 00' 00" E a distance of 23.56 feet;

thence on an assumed bearing of S 89° 27' 17" E along said centerline a distance of 514.23 feet to a found iron rod and being the **POINT OF BEGINNING**;

thence continuing S 89° 27' 17" E along said centerline a distance of 151.46 feet to a point, referenced by a found iron pipe situated S 86° 07' 08" E a distance of 78.57 feet;

thence along said centerline an arc distance of 53.58 feet along a curve to the left having a radius of 99.09 feet, a chord of 52.93 feet and a chord bearing of N 75° 03' 20" E to a point marking a corner of a parcel of land currently owned by N. Stover, Jr., referenced by a found iron pipe situated S 55° 09' 57" E a distance of 33.21 feet;

thence S 55° 14' 55" E along a line of said N. Stover, Jr. parcel a distance of 64.46 feet to a point marking a corner of said parcel, referenced by a found iron pipe situated S 28° 09' 33" W a distance of 0.11 feet;

thence S 03° 43' 14" W along a line of said N. Stover, Jr. parcel a distance of 138.97 feet to a found iron pipe marking a corner of said parcel;

thence S 15° 21' 06" E along a line of said N. Stover, Jr. parcel a distance of 168.11 feet to a set iron rod;

thence N 69° 37' 41" W a distance of 312.66 feet to a set iron rod;

thence N 00° 32' 43" E a distance of 216.50 feet to the **POINT OF BEGINNING**.

Containing in all 1.581 acres of land, more or less, of which 0.081 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.

REFERENCE SURVEY VOL. D
PAGE 389 IN THE TAX MAP OFFICE
(7/2018 2)

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

Prior Deed Reference -- Volume 135, Page 85.

08017-S

Tract 2



KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 12.963 ACRE PARCEL
FOR HELEN STOVER**

Being a parcel of land situated in part of the Southeast Quarter of Section 13, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone on the east line of said Section 13 marking the West Quarter Post of Section 18, T-1-S, R-14-E;

thence on an assumed bearing of S 00° 03' 02" W along the east line of said Section 13 a distance of 32.29 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence continuing S 00° 03' 02" W along the east line of said Section 13 a distance of a distance of 317.00 feet to a found MAG nail on the centerline of Township Highway 18, passing a found iron rod for reference a distance of 296.99 feet;

thence S 59° 34' 58" W along said centerline a distance of 31.85 feet to a set MAG nail;

thence S 00° 03' 02" W a distance of 321.53 feet to a set iron rod, passing a set iron rod for reference a distance of 20.01 feet;

thence S 20° 13' 46" W a distance of 245.41 feet to a set iron rod;

thence S 04° 54' 50" W a distance of 541.41 feet to a found iron pipe marking a corner of a parcel of land currently owned by N. Stover, Jr.:

thence N 86° 52' 18" W a distance of 410.81 feet to a found iron pipe marking a corner of said N. Stover, Jr. parcel;

thence N 03° 53' 25" E along a line of said N. Stover, Jr. parcel a distance of 159.76 feet to a set iron rod marking a corner of said parcel;

thence N 55° 25' 57" W along a line of said N. Stover, Jr. parcel a distance of 78.51 feet to a point on the centerline of Township Highway 18, passing a found iron pipe for reference a distance of 51.18 feet and passing 2 found nails a distance of 78.26 feet and 78.47 feet respectively;

thence along said centerline an arc distance of 26.33 feet along a curve to the left having a radius of 99.09 feet, a chord of 26.25 feet and a chord bearing of N 28° 01' 26" E to a set MAG nail, referenced by a found iron pipe situated S 14° 43' 35" E a distance of 39.99 feet;

thence N 20° 24' 39" E along said centerline a distance of 491.91 feet to a set MAG nail;
thence N 23° 05' 55" W a distance of 246.92 feet to a set iron rod, passing a set iron rod a
distance of 23.97 feet;
thence N 26° 33' 54" E a distance of 316.43 feet to a set iron rod;
thence N 62° 42' 41" E a distance of 444.17 feet to the **POINT OF BEGINNING.**

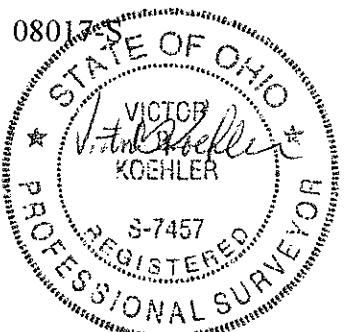
Containing in all 12.963 acres of land, more or less, of which 0.649 acre, more or less, is
currently contained within highway right-of-ways. The above described property being
subject to all legal highways and easements of record.

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 December, 2008.

Prior Deed Reference – Volume 135, Page 85.



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**LEGAL DESCRIPTION OF A 17.688 ACRE PARCEL
FOR HELEN STOVER**

Being a parcel of land situated in part of the Southeast Quarter of Section 13, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone on the east line of said Section 13 marking the West Quarter Post of Section 18, T-1-S, R-14-E;

thence on an assumed bearing of S 00° 03' 02" W along the east line of said Section 13 a distance of 32.29 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence continuing S 00° 03' 02" W along the east line of said Section 13 a distance of 317.00 feet to a found MAG nail on the centerline of Township Highway 18, passing a found iron rod for reference a distance of 296.99 feet;

thence S 59° 34' 58" W along said centerline a distance of 31.85 feet to a set MAG nail;

thence S 00° 03' 02" W a distance of 321.53 feet to a set iron rod, passing a set iron rod for reference a distance of 20.01 feet;

thence S 20° 13' 46" W a distance of 245.41 feet to a set iron rod;

thence S 04° 54' 50" W a distance of 541.41 feet to a found iron pipe marking a corner of a parcel of land currently owned by N. Stover, Jr.;

thence S 09° 53' 00" E along a line of said N. Stover, Jr. parcel a distance of 294.98 feet to a found iron pipe marking a corner of said parcel;

thence N 88° 36' 13" W along a line of said N. Stover parcel a distance of 417.79 feet to a found iron pipe marking a corner of said parcel;

thence N 15° 21' 06" W along a line of said N. Stover parcel a distance of 146.77 feet to a set iron rod;

thence N 69° 37' 41" W a distance of 312.66 feet to a set iron rod;

thence N 00° 32' 43" E a distance of 216.50 feet a found iron rod on the centerline of Township Highway 18;

thence S 89° 27' 17" E along said centerline a distance of 151.46 feet to a point, referenced by a found iron pipe situated S 86° 07' 08" E a distance of 78.57 feet;

IN THE REK'D OFFICE
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(Combination)

thence along said centerline an arc distance of 121.29 feet along a curve to the left having a radius of 99.09 feet, a chord of 113.86 feet and a chord bearing of N 55° 28' 41" E to a set MAG, referenced by a found iron pipe situated S 14° 43' 35" E a distance of 39.99 feet;

thence N 20° 24' 39" E along said centerline a distance of 491.91 feet to a set MAG nail;

thence N 23° 05' 55" W a distance of 246.92 feet to a set iron rod, passing a set iron rod a distance of 23.97 feet;

thence N 26° 33' 54" E a distance of 316.43 feet to a set iron rod;

thence N 62° 42' 41" E a distance of 444.17 feet to the **POINT OF BEGINNING**.

Containing in all 17.688 acres of land, more or less, of which 0.745 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 December, 2008.

Prior Deed Reference – Volume 135, Page 85.

08017-S

