

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

**LEGAL DESCRIPTION OF A 1.874 ACRE PARCEL
FOR T. PIATT-GROVES**

Being a parcel of land situated in part of the Southeast Quarter of Section 7, T-3-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the intersection of the centerlines of County Highway 115 and County Highway 58 and being the **POINT OF BEGINNING**, referenced by a found iron rod situated N 55° 36' 04" E a distance of 36.03 feet;

thence on an assumed bearing of N 00° 46' 42" W along the centerline of County Highway 115 a distance of 175.00 feet to a found MAG nail;

thence N 89° 19' 19" E a distance of 436.84 feet to a set iron rod on the westerly line of CSX Railroad, passing a found iron rod for reference a distance of 30.00 feet;

thence along said CSX Railroad parcel an arc distance of 184.99 feet on a curve to the left having a radius 24605.40 feet, a chord of 184.99 and a chord bearing of S 19° 35' 40" E to a set MAG nail on the centerline of County Highway 58, passing a set iron rod for reference an arc distance of 163.82 feet;

thence S 89° 19' 19" W along said centerline a distance of 496.50 feet to the **POINT OF BEGINNING**.

Containing in all 1.874 acres of land, more or less, of which 0.333 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 November, 2014.

Prior Deed Reference – OR Volume 107, Page 508.

14143-S Tract 3

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 2.004 ACRE PARCEL
FOR G. PIATT**

Being a parcel of land situated in part of the Southeast Quarter of Section 7, T-3-S,
R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the intersection of the centerlines of County
Highway 115 and County Highway 58, referenced by a found iron rod situated
N 55° 36' 04" E a distance of 36.03 feet;

thence on an assumed bearing of N 00° 46' 42" W along the centerline of County
Highway 115 a distance of 829.48 feet to a set MAG nail and being the **POINT OF
BEGINNING**, referenced by a set iron rod situated N 89° 13' 18" E a distance of 30.00
feet;

thence continuing N 00° 46' 42" W along said centerline a distance of 787.49 feet to a set
MAG nail on the southwesterly line of CSX Railroad;

thence along said CSX Railroad parcel an arc distance of 819.44 feet on a curve to the
left having a radius 24605.40 feet, a chord of 819.40 and a chord bearing of
S 16° 49' 21" E to a set iron rod, passing a set iron rod an arc distance of 114.25 feet;

thence S 89° 13' 18" W a distance of 226.47 feet to the **POINT OF BEGINNING**,
passing a set iron rod for reference a distance of 196.47 feet.

Containing in all 2.004 acres of land, more or less, of which 0.504 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 November, 2014.

Prior Deed Reference – Volume 139, Page 554.

14143-S Tract 1

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 4.960 ACRE PARCEL
FOR G. PIATT**

Being a parcel of land situated in part of the Southeast Quarter of Section 7, T-3-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the intersection of the centerlines of County Highway 115 and County Highway 58, referenced by a found iron rod situated N 55° 36' 04" E a distance of 36.03 feet;

thence on an assumed bearing of N 00° 46' 42" W along the centerline of County Highway 115 a distance of 175.00 feet to a found MAG nail marking the northwest corner of a parcel of land currently owned by T. Piatt and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 89° 19' 19" E a distance of 30.00 feet;

thence continuing N 00° 46' 42" W along said centerline a distance of 654.48 feet to a set MAG nail;

thence N 89° 13' 18" E a distance of 226.47 feet to a set iron rod on the westerly line of CSX Railroad, passing a set iron rod for reference a distance of 30.00 feet;

thence along said CSX Railroad parcel an arc distance of 688.21 feet on a curve to the left having a radius 24605.40 feet, a chord of 688.19 and a chord bearing of S 18° 34' 40" E to a set iron rod marking the northeast corner of said T. Piatt parcel;

thence S 89° 19' 19" W along said T. Piatt parcel a distance of 436.84 feet to the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 406.84 feet.

Containing in all 4.960 acres of land, more or less, of which 0.451 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 November, 2014.

Prior Deed Reference – Volume 139, Page 554.

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Tract 2