

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

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**LEGAL DESCRIPTION OF A 23.297 ACRE PARCEL  
FOR DORIS SMITH**

Being a parcel of land situated in part of the Southwest Quarter of Section 30, T-2-S,  
R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the West Quarter Post of said  
Section 30 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 53' 46" E along the east-west half section line a  
distance of 1034.42 feet to a set iron rod;

thence S 03° 44' 47" W a distance of 153.88 feet to a set iron rod;

thence S 63° 51' 40" E a distance of 190.37 feet to a set iron rod;

thence S 74° 36' 48" E a distance of 104.49 feet to a set iron rod;

thence S 29° 42' 25" E a distance of 123.43 feet to a set iron rod;

thence S 01° 10' 04" E a distance of 435.32 feet to a set iron rod;

thence N 89° 37' 25" W a distance of 1364.75 feet to a set MAG nail on the centerline of  
County Highway 95, passing a set iron rod a distance of 1344.75 feet;

thence N 00° 05' 43" W along said centerline a distance of 800.50 feet to the **POINT OF  
BEGINNING**.

Containing in all 23.297 acres of land, more or less, of which 0.368 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.

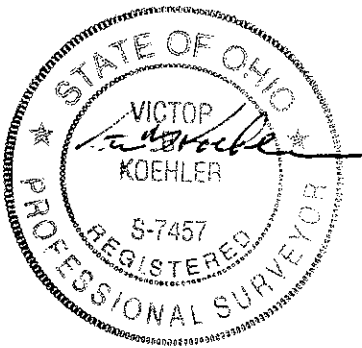
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in January, 2015.

Prior Deed Reference – Volume 210, Page 73; Volume 133, Page 53.

14176-S

Tract 4



**KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 7.400 ACRE PARCEL  
FOR DORIS SMITH**

Being a parcel of land situated in part of the Southwest Quarter of Section 30, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southeast Corner of Section 25, T-2-S, R-12-E;

thence on an assumed bearing of N 00° 05' 43" W along the centerline of County Highway 95 a distance of 1297.34 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by G. & S. Thiel and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 89° 44' 52" E a distance of 20.00 feet;

thence continuing N 00° 05' 43" W along said centerline a distance of 454.00 feet to a set MAG nail;

thence S 89° 44' 52" E a distance of 710.02 feet to a set iron rod, passing a set iron rod for reference a distance of 20.00 feet;

thence S 00° 05' 43" E a distance of 454.00 feet to a set iron rod on the north line of said Thiel parcel;

thence N 89° 44' 52" W along said Thiel parcel a distance of 710.02 feet to the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 690.02 feet.

Containing in all 7.400 acres of land, more or less, of which 0.208 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 549 IN THE TAX MAP OFFICE

TRACT 1 7.400 Ac.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in January, 2015.

Prior Deed Reference – Volume 210, Page 73; Volume 133, Page 53.

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Tract 1



**KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 9.000 ACRE PARCEL  
FOR DORIS SMITH**

Being a parcel of land situated in part of the Southwest Quarter of Section 30, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southeast Corner of Section 25, T-2-S, R-12-E;

thence on an assumed bearing of N 00° 05' 43" W along the centerline of County Highway 95, passing a set MAG nail a distance of 1297.34 feet, a total distance of 1751.34 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 89° 44' 52" E a distance of 20.00 feet;

thence continuing N 00° 05' 43" W along said centerline a distance of 60.00 feet to a set MAG nail;

thence S 89° 37' 25" E a distance of 1394.75 feet to a set iron rod on the west line of a parcel of land currently owned by M. Thiel, passing 2 set iron rods for reference a distance of 20.00 feet and 1364.75 feet respectively;

thence S 00° 04' 26" W along said M. Thiel parcel a distance of 510.97 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by G. and S. Thiel;

thence N 89° 44' 52" W along said G. and S. Thiel parcel a distance of 683.20 feet to a set iron rod;

thence N 00° 05' 43" W a distance of 454.00 feet to a set iron rod;

thence N 89° 44' 52" W a distance of 710.02 feet to the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 690.02 feet.

REFERENCE SURVEY VOL. D  
PAGE 349 IN THE TAX MAP OFFICE

TRACT 2      9.000 Ac.

Containing in all 9.000 acres of land, more or less, of which 0.028 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.

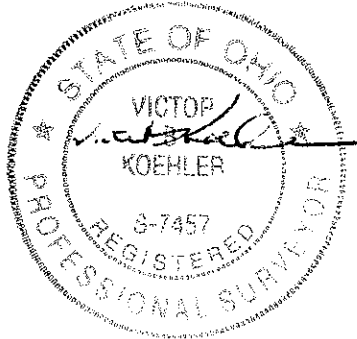
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in January, 2015.

Prior Deed Reference – Volume 210, Page 73; Volume 133, Page 53.

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Tract 2



**KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 2.461 ACRE PARCEL  
FOR DORIS SMITH**

Being a parcel of land situated in part of the Southwest Quarter of Section 30, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the West Quarter Post of said Section 30;

thence on an assumed bearing of S 89° 53' 46" E along the east-west half section line a distance of 1034.42 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence continuing S 89° 53' 46" E along the east-west half section line a distance of 362.68 feet to a set iron rod marking the northwest corner of a parcel of land currently owned by M. Thiel;

thence S 00° 04' 26" W along said M. Thiel parcel a distance of 807.12 feet to a set iron rod;

thence N 89° 37' 25" W a distance of 30.00 feet to a set iron rod;

thence N 01° 10' 04" W a distance of 435.32 feet to a set iron rod;

thence N 29° 42' 25" W a distance of 123.43 feet to a set iron rod;

thence N 74° 36' 48" W a distance of 104.49 feet to a set iron rod;

thence N 63° 51' 40" W a distance of 190.37 feet to a set iron rod;

thence N 03° 44' 47" E a distance of 153.88 feet to the **POINT OF BEGINNING**.

Containing in all 2.461 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 January, 2015.

Prior Deed Reference – Volume 210, Page 73; Volume 133, Page 53.

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Tract 3

