

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

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**LEGAL DESCRIPTION OF A 6.109 ACRE PARCEL  
FOR VAUGHN EQUITY SERVICES, LLC**

Being a parcel of land situated in part of the Northwest Quarter of Section 22 and the Northeast Quarter of Section 21, T-1-S, R-13-E, and in Lots 14, 15 & 16 in Weaver's Second Subdivision and in part of Lot 7 of Weaver's First Subdivision, in the Village of Carey, Wyandot County, Ohio and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 21;

thence S 00° 10' 35" E along the east line of Section 21 a distance of 181.69 feet to a set iron rod, being the **POINT OF BEGINNING** of the herein described parcel;

thence continuing S 00° 10' 35" E along said line a distance of 49.95 feet to a found concrete monument marking the southwest corner of a parcel of land currently owned by J. S. & T. J. Beckley;

thence on an assumed bearing of S 69° 22' 52" E along said Beckley parcel and a parcel owned by C.K. Walter a distance of 225.05 feet to a set iron rod, passing a found concrete monument marking the southwest corner of said parcel of land currently owned by C. K. Walter a distance of 176.59 feet;

thence S 00° 22' 20" E a distance of 473.42 feet to a set iron rod;

thence S 89° 37' 40" W a distance of 472.00 feet to a set iron rod;

thence N 00° 22' 20" W a distance of 604.00 feet to a set iron rod,

thence N 89° 37' 40" E a distance of 262.06 feet to the **POINT OF BEGINNING**.

Containing in all 6.109 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

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

"2016"

REFERENCE SURVEY VOL. D  
PAGE 561 IN THE TIA MAP OFFICE

Prior Deed Reference – Official Record 77, Page 881; Official Record 77, Page 889 and  
Official Record 223, Page 152.

15124-S



PT: 1 N: 0.0000 E: 0.0000  
S0°10'35"E DIST: 49.95  
PT: 2 N: -49.9498 E: 0.1538  
S69°22'52"E DIST: 225.05  
PT: 3 N: -129.2012 E: 210.7879  
S0°22'20"E DIST: 473.42  
PT: 4 N: -602.6112 E: 213.8634  
S89°37'40"W DIST: 472.00  
PT: 5 N: -605.6775 E: -258.1266  
N0°22'20"W DIST: 604.00  
PT: 6 N: -1.6903 E: -262.0505  
N89°37'40"E DIST: 262.06  
PT: 7 N: 0.0122 E: 0.0040

CLOSING BEARING/DISTANCE: S18°03'26"W DIST: 0.0128

MISCLOSURE: N= 0.0122, E= 0.0040

AREA: 6.109 ACRES



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**George W. "Bill" Kitzler**  
**Wyandot County Auditor**

**COPY**

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## **GUIDELINES FOR REAL ESTATE COMBINATIONS**

The Wyandot County Auditor's Office can combine real estate parcel numbers for taxation **only** if the following occurs:

- 1.) Ownership must be exactly the same.

The following are examples:

- Middle Initials
- Multiple names
- Trustee
- Joint Survivor

- 2.) Parcel must be contiguous to combining parcel.

The Wyandot County Auditor's Office cannot combine real estate parcel numbers for taxation if the following occurs:

- 1.) Parcels in two different sections.
- 2.) Parcels in two different taxing districts.
- 3.) Parcels split by roadway.

This guideline is being prepared to aid attorneys, surveyors, title searchers and others in combining parcels. Keep in mind that these are the most common occurrences affecting combinations, but there may be different occurrences that need to be reviewed that were not listed.

A handwritten signature in black ink, appearing to read "George W. Kitzler".

George W. Kitzler  
Wyandot County Auditor  
Dated: March 1, 2016

# COPY

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File Stamp 3-7-16

## AUDITOR'S COMBINATION REQUEST FORM

OWNER NAME: VAUGHN EQUITY SERVICES, LLC

Owner(s) or representative do hereby request the Seneca County Auditor to combine the following: (ownership must be exactly the same/same section/same school district, etc)

### PARCEL NUMBERS:

10-3116-(NS) ; 10-1065-(NS)  
10-1070-(NS) ; 10-1250-01(NS)  
10-1250-0000-00 AC ; 10-1125-0000-00 (211)  
10-1135-0000-00 (211) ; 10-3156-(NS)  
10-1125-0100-00 (211) ; 10-1130-0000-00 (211)

\*\*combine & use parcel # 10-3116 00.5000

Buildings 1 none

Buildings located on parcel # 10-1125-0000-00; 10-1130-0000-00; 10-3156-(NS) ;  
If more than one building, state what buildings are being transferred \_\_\_\_\_

10-1135-0000-00 ;

Are any of the parcels involved subject to any special assessments? If so, list project numbers and current parcel number: Nb 10-3116-0000-00

Combination request to be keyed for tax year \_\_\_\_\_

Are any of the parcels being taxed under the Current Agricultural Use Valuation (CAUV)  
Yes  No  (If yes, all parcels must currently be in the CAUV program-or cannot be combined)

but no after split

Is this combination request being made for one of the following reasons: (mark one)  
Transfer occurring today \_\_\_\_\_

Existing properties held by owner \_\_\_\_\_

Result of new construction encroaching properties \_\_\_\_\_

Result of other reason (please explain) 52nd redescribed 6.109 acres is being leased to a third party

Remarks:

Signature of owner or representative: J. Brown Attorney

Tax Mailing Address: 50 Court St. Upperville, Ohio 43351

Dated: 3-7-16

Revised 3-21-03/3-28-07/09-01-11

Copies to:  taxmap  
 special assessment file  
 update duplicate