

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

**LEGAL DESCRIPTION OF A 5.545 ACRE PARCEL
FOR PAUL VENT**

Being a parcel of land situated in part of the Southwest Quarter of Section 4, T-3-S,
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said section 4 and being
the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 90° 00' 00" W along the centerline of State Highway 53 a distance of 415.00
feet to a set MAG nail;

thence N 00° 17' 57" E a distance of 569.00 feet to a set iron rod, passing a set iron rod a
distance of 30.00 feet;

thence N 86° 50' 53" E a distance of 418.00 feet to a set iron rod situated on the north-
south half section line of said section 4;

thence S 00° 31' 00" W along said north-south half section line a distance of 592.00 feet
to the **POINT OF BEGINNING**.

Containing in all 5.545 acres of land, more or less, of which 0.286 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 February, 2016.

Prior Deed References – Deed Volume 214, Page 171

15180-S

Tract 4

(7NA(74)

(5.545A)

REFERENCE SURVEY MAP, D
FILE 562 IN THE TAX MAP OFFICE

(2016)



PT: 1 N: 0.0000 E: 0.0000
N90°00'00"W DIST: 415.00
PT: 2 N: 0.0000 E: -415.0000
N0°17'57"E DIST: 569.00
PT: 3 N: 568.9922 E: -412.0290
N86°50'53"E DIST: 418.00
PT: 4 N: 591.9756 E: 5.3387
S0°31'00"W DIST: 592.00
PT: 5 N: -0.0003 E: 0.0003

CLOSING BEARING/DISTANCE: N44°35'09"W DIST: 0.0005

MISCLOSURE: N= -0.0003, E= 0.0003

AREA: 5.545 ACRES



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

**LEGAL DESCRIPTION OF A 37.166 ACRE PARCEL
FOR PAUL VENT**

Being a parcel of land situated in part of the Southwest Quarter of Section 4, T-3-S,
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southwest corner of said
Section 4;

thence on an assumed bearing of N 00° 24' 56" E along the west line of said section a
distance of 381.95 feet to a set MAG nail and being the **POINT OF BEGINNING** of the
hereinafter described parcel referenced by a set iron rod situated N 30° 24' 56" E a
distance of 40.00 feet;

thence continuing N 00° 24' 56" E along said section line distance of 938.61 feet to a set
MAG nail, marking the south line of the north half of the southwest quarter of said
section 4;

thence N 89° 53' 01" E along said line a distance of 1388.65 feet to a set iron rod passing
a set iron rod a distance of 30.00 feet;

thence S 00° 31' 00" W a distance of 1096.62 feet to a set iron rod, situated on the north
line of a parcel of land now or formerly owned by P. Vent;

thence S 89° 58' 14" W along the north line of said Vent parcel a distance of 72.91 feet to
a found iron rod marking the northeast corner of a parcel of land now or formerly owned
by D. Hill Etux.;

thence S 89° 58' 40" W along the north line of said Hill parcel a distance of 200.64 feet
to a found iron rod marking the northwest corner of said Hill parcel;

thence S 00° 04' 34" E along the west line of said Hill parcel a distance of 226.49 feet to
the centerline of State Highway 53 passing a set iron rod a distance of 159.98 feet and a
found railroad spike a distance of 225.86 feet;

(TRACT 1) (37.166A)

REFERENCE SURVEY VOL. D
PAGE 562 IN THE TAX MAP OFFICE

(2016)

thence S 90° 00' 00" W along the centerline of State Highway 53 a distance of 578.10 feet to a set MAG nail marking the southeast corner of a parcel of land owned by W. Newsome, Etux., referenced by a set iron rod situated N 14° 01' 26" E a distance of 82.46 feet;

thence N 06° 12' 02" W along said Newsome parcel a distance of 94.00 feet to a point, referenced by a set iron rod situated S 65° 56' 50" E a distance of 33.00 feet;

thence N 40° 36' 06" W along said Newsome parcel a distance of 284.20 feet to a point, referenced by a set iron rod situated N 40° 36' 06" W a distance of 53.00 feet;

thence N 69° 35' 19" W along said Newsome parcel a distance of 79.59 feet to a point, referenced by a set iron rod situated N 72° 42' 40" E a distance of 42.00 feet;

thence S 72° 42' 40" W along said Newsome parcel a distance of 65.51 feet to a point, referenced by a set iron rod situated N 04° 07' 44" E a distance of 25.00 feet;

thence N 72° 18' 36" W along said Newsome parcel a distance of 212.00 feet to the **POINT OF BEGINNING.**

Containing in all 37.166 acres of land, more or less, of which 1.423 acres, more or less, are 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 February, 2016.

Prior Deed References – Deed Volume 214, Page 171

15180-S

Tract 1



PT: 1 N: 0.0000 E: 0.0000
N0°24'56"E DIST: 938.61
PT: 2 N: 938.5853 E: 6.8075
N89°53'01"E DIST: 1388.65
PT: 3 N: 941.4062 E: 1395.4546
S0°31'00"W DIST: 1096.62
PT: 4 N: -155.1692 E: 1385.5660
S89°58'14"W DIST: 72.91
PT: 5 N: -155.2067 E: 1312.6560
S89°55'40"W DIST: 200.64
PT: 6 N: -155.4596 E: 1112.0161
S0°04'34"E DIST: 226.49
PT: 7 N: -381.9494 E: 1112.3170
N90°00'00"W DIST: 578.10
PT: 8 N: -381.9494 E: 534.2170
N6°12'02"W DIST: 94.00
PT: 9 N: -288.4993 E: 524.0642
N40°36'06"W DIST: 284.20
PT: 10 N: -72.7198 E: 339.1078
N69°35'19"W DIST: 79.59
PT: 11 N: -44.9621 E: 264.5151
S72°42'40"W DIST: 65.51
PT: 12 N: -64.4310 E: 201.9649
N72°18'36"W DIST: 212.00
PT: 13 N: -0.0113 E: -0.0106

CLOSING BEARING/DISTANCE: N43°07'23"E DIST: 0.0154

MISCLOSURE: N= -0.0113, E= -0.0106

AREA: 37.166 ACRES



REFERENCE SURVEY VOL. D
PAGE 562 IN THE TAX MAP OFFICE

(2016)

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

**LEGAL DESCRIPTION OF A 24.446 ACRE PARCEL
FOR PAUL VENT**

Being a parcel of land situated in part of the Southwest Quarter of Section 4, T-3-S,
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the South quarter post of said Section 4;

thence S 90° 00' 00" W along the centerline of State Highway 53 a distance of 455.00
feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter
described parcel, referenced by a set iron rod situated N 00° 17' 57" E a distance of 30.00
feet;

thence continuing S 90° 00' 00" W along the centerline of State Highway 53 a distance
of 663.03 feet to a point on the east line of a 1.014 acre parcel of land now or formerly
owned by P. Vent;

thence N 00° 01' 46" W along the east line of said Vent parcel a distance of 226.84 feet
to a found iron rod marking the northeast corner of said Vent parcel, passing a found iron
rod a distance of 40.80 feet;

thence S 89° 58' 14" W along the north line of said P. Vent parcel a distance of 123.32
feet to a set iron rod;

thence N 00° 31' 00" E a distance of 1096.62 feet to a set iron rod situated on the south
line of the north half of the southwest quarter of said Section 4;

thence N 89° 53' 01" E along said line a distance of 1243.54 feet to a set iron rod situated
on the north-south half section line of said section

thence S 00° 31' 00" W along said north-south half section line a distance of 208.93 feet
to a set iron rod;

thence S 89° 53' 01" W a distance of 522.00 feet to a set iron rod;

thence S 03° 21' 44" W a distance of 549.30 feet to a set iron rod;

(TRACT) (24.446A)

REFERENCE SURVEY VOL. D
PAGE 562 IN THE TAX MAP OFFICE

(2016)

thence S 73° 19' 24" W a distance of 96.00 feet to a set iron rod;

thence S 00° 17' 57" W a distance of 540.00 feet to the **POINT OF BEGINNING**,
passing a set iron rod a distance of 510.00 feet.

Containing in all 24.446 acres of land, more or less, of which 0.512 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.

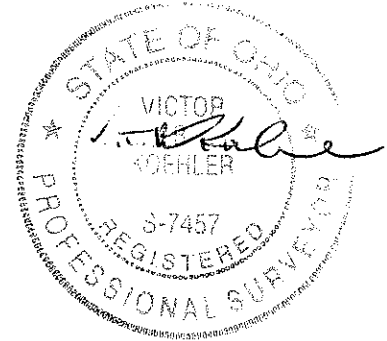
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in February, 2016.

Prior Deed References – Deed Volume 214, Page 171

15180-S

Tract 2



PT: 1 N: 0.0000 E: 0.0000
N90°00'00"W DIST: 663.03
PT: 2 N: 0.0000 E: -663.0300
N0°01'46"W DIST: 226.84
PT: 3 N: 226.8400 E: -663.1466
S89°58'14"W DIST: 123.32
PT: 4 N: 226.7766 E: -786.4666
N0°31'00"E DIST: 1096.62
PT: 5 N: 1323.3520 E: -776.5779
N89°53'01"E DIST: 1243.54
PT: 6 N: 1325.8781 E: 466.9596
S0°31'00"W DIST: 208.93
PT: 7 N: 1116.9566 E: 465.0755
S89°53'01"W DIST: 522.00
PT: 8 N: 1115.8962 E: -56.9234
S3°21'44"W DIST: 549.30
PT: 9 N: 567.5417 E: -89.1388
S73°19'24"E DIST: 96.00
PT: 10 N: 539.9926 E: 2.8234
S0°17'57"W DIST: 540.00
PT: 11 N: -0.0001 E: 0.0038

CLOSING BEARING/DISTANCE: N88°47'09"W DIST: 0.0038

MISCLOSURE: N= -0.0001, E= 0.0038

AREA: 24.446 ACRES



REFERENCE SURVEY VOL. D
PAGE 562 IN THE TAX MAP OFFICE

(2016)

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

**LEGAL DESCRIPTION OF A 7.175 ACRE PARCEL
FOR PAUL VENT**

Being a parcel of land situated in part of the Southwest Quarter of Section 4, T-3-S,
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the South quarter post of said Section 4;

thence S 90° 00' 00" W along the centerline of State Highway 53 a distance of 415.00
feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter
described parcel, said point of beginning referenced by a set iron rod N 00° 17' 57" E a
distance of 30.00 feet;

thence continuing S 90° 00' 00" W along the centerline of State Highway 53 a distance
of 40.00 feet to a set MAG nail;

thence N 00° 17' 57" E a distance of 540.00 feet to a set iron rod, passing a set iron rod a
distance of 30.00 feet;

thence N 73° 19' 24" W a distance of 96.00 feet to a set iron rod;

thence N 03° 21' 44" E a distance of 549.30 feet to a set iron rod;

thence N 89° 53' 01" E a distance of 522.00 feet to a set iron rod situated on the north-
south half section line of said section 4;

thence S 00° 31' 00" W along said north-south half section line a distance of 525.00 feet
to a set iron rod;

thence S 86° 50' 53" W a distance of 418.00 feet to a set iron rod;

thence S 00° 17' 57" W a distance of 569.00 feet to the **POINT OF BEGINNING**,
passing a set iron rod a distance of 539.00 feet.

Containing in all 7.175 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.

(TRACT 3)
(7.175A)

PROPERTY SURVEY VOL. **A**
PAGE **562** IN THE TAX MAP OFFICE
(2016)

Bearings are assumed and are for angular measurement only.

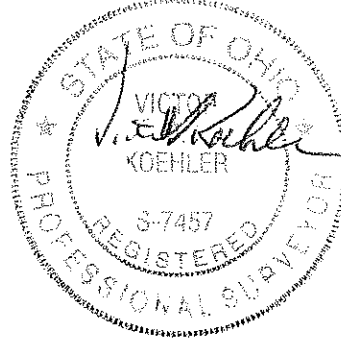
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in February, 2016.

Prior Deed References – Deed Volume 214, Page 171

15180-S

Tract 3



PT: 1 N: 0.0000 E: 0.0000
N90°00'00"W DIST: 40.00
PT: 2 N: 0.0000 E: -40.0000
N0°17'57"E DIST: 540.00
PT: 3 N: 539.9926 E: -37.1804
N73°19'24"W DIST: 96.00
PT: 4 N: 567.5418 E: -129.1426
N3°21'44"E DIST: 549.30
PT: 5 N: 1115.8963 E: -96.9272
N89°53'01"E DIST: 522.00
PT: 6 N: 1116.9567 E: 425.0717
S0°31'00"W DIST: 525.00
PT: 7 N: 591.9780 E: 420.3376
S86°50'53"W DIST: 418.00
PT: 8 N: 568.9947 E: 2.9699
S0°17'57"W DIST: 569.00
PT: 9 N: 0.0024 E: -0.0010

CLOSING BEARING/DISTANCE: S23°15'54"E DIST: 0.0026

MISCLOSURE: N= 0.0024, E= -0.0010

AREA: 7.175 ACRES



REFERENCE SURVEY VOL. D
PAGE 562 IN THE TAX MAP OFFICE
(2016)