

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

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**LEGAL DESCRIPTION OF A 5.525 ACRE PARCEL  
FOR CORINNE WENTLING ESTATE**

Being a parcel of land situated in part of the Northeast, Northwest, Southeast and Southwest Quarters of Section 20, T-1-S, R-13-E, Crawford Township and Lands in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument marking the east quarter post of said Section 20;

thence on an assumed bearing of N 89° 45' 44" W along the north line of Lot #1 of Hosafros Subdivision a distance of 180.01 feet to a found iron rod;

thence N 00° 22' 04" E along a parcel of land now or formerly owned by J. Hershman a distance of 189.64 feet to a found iron pipe marking a corner of a parcel of land now or formerly owned by P. Seifert, Etal.;

thence N 88° 53' 52" W along said Seifert parcel and a parcel of land now or formerly owned by The Carey Exempted Village School District a distance of 2199.22 feet to a point marking the easterly line of the former CCC & St. Louis railroad parcel and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a set iron rod for reference a distance of 2198.55 feet;

thence S 34° 29' 05" W along said former railroad parcel a distance of 438.15 feet to a set iron rod;

thence S 00° 22' 54" W along said former railroad parcel a distance of 17.84 feet to a set iron rod;

thence S 34° 29' 05" W along said former railroad parcel a distance of 368.66 feet to a set iron rod;

thence N 55° 30' 55" W on a line a distance of 188.00 feet to a set iron rod marking the westerly line of said former railroad parcel;

thence N 34° 29' 05" E along said former railroad parcel a distance of 1269.36 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by The Village of Carey;

thence N 89° 50' 22" E along said Village of Carey parcel a distance of 216.36 feet to a point marking the easterly line of said former railroad parcel referenced by a found iron road situated S 84° 38' 09" E a distance of 1.08 feet;

thence S 34° 29' 05" W along said former railroad parcel a line a distance of 570.78 feet to the **POINT OF BEGINNING**.

Containing in all 5.525 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.

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 October 2017.

Prior Deed References – OR 211, Page 1602,

17080-S      Tract 1



PT: 1 N: 0.0000 E: 0.0000  
S34°29'05"W DIST: 438.15  
PT: 2 N: -361.1571 E: -248.0746  
S0°22'54"W DIST: 17.84  
PT: 3 N: -378.9967 E: -248.1934  
S34°29'05"W DIST: 368.66  
PT: 4 N: -682.8747 E: -456.9237  
N55°30'55"W DIST: 188.00  
PT: 5 N: -576.4316 E: -611.8879  
N34°29'05"E DIST: 1269.36  
PT: 6 N: 469.8729 E: 106.8066  
N89°50'22"E DIST: 216.36  
PT: 7 N: 470.4792 E: 323.1658  
S34°29'05"W DIST: 570.78  
PT: 8 N: -0.0018 E: -0.0022

CLOSING BEARING/DISTANCE: N50°29'41"E DIST: 0.0028

MISCLOSURE: N: -0.0018 E: -0.0022

AREA: 5.525 ACRES



REFERENCE SURVEY VOL. D  
PAGE 586 IN THE TAX MAP OFFICE

TRACT 1 5.525 Ac

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

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**LEGAL DESCRIPTION OF A 64.012 ACRE PARCEL  
FOR CORINNE WENTLING ESTATE**

Being a parcel of land situated in part of the Northeast, Southeast and Southwest Quarters of Section 20, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument marking the east quarter post of said Section 20; thence on an assumed bearing of N 89° 45' 44" W along the north line of Lot #1 of Hosafros Subdivision a distance of 180.01 feet to a found iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel; thence S 00° 13' 32" W along the west line of Hosafros Subdivision a distance of 399.80 feet to a point marking a corner of Lot 4 of Hosafros Subdivision, referenced by a found iron pipe situated S 04° 19' 50" E a distance of 0.21 feet; thence S 89° 44' 31" E along said Lot 4 of Hosafros Subdivision a distance of 180.34 feet to a set MAG nail marking the east line of said Section 20 and the centerline of County Highway 97, passing a set iron rod for reference a distance of 145.34 feet; thence S 00° 10' 40" W along the east line of said Section 20 and the centerline of County Highway 97 a distance of 50.00 feet to a point marking the north line of Lot 5 of said Hosafros Subdivision, referenced by a found iron rod situated N 89° 44' 31" W a distance of 29.87 feet; thence N 89° 44' 31" W along the north line of said Lot 5 of Hosafros Subdivision a distance of 180.38 feet to a point, referenced by a found iron rod situated S 13° 59' 44" W a distance of 0.17 feet; thence S 00° 13' 32" W along the west line of Hosafros Subdivision a distance of 431.83 feet to a point marking the southwest corner of Lot 9 of Hosafros Subdivision and the north line of a parcel of land now or formerly owned by L. Vaughn, Etux. referenced by a found iron rod situated S 84° 28' 36" W a distance of 0.85 feet; thence N 89° 30' 42" W along said Vaughn parcel a distance of 19.26 feet to a found iron rod;

thence N 89° 30' 42" W on a line a distance of 2910.58 feet to a set iron rod marking the easterly line of a former CCC & St. Louis railroad parcel, passing a set iron rod a distance of 1630.00 feet and a found iron rod a distance of 2427.90 feet;

thence N 34° 29' 05" E along said former railroad parcel a distance of 860.87 feet to a set iron rod, passing a set iron rod for reference a distance of 492.21 feet;

thence N 00° 22' 54" E along said former railroad parcel a distance of 17.84 feet to a set iron rod;

thence N 34° 29' 05" E along said former railroad parcel a distance of 438.15 feet to a point marking a corner of a parcel of land now or formerly owned by The Carey Exempted Village School District, referenced by a found iron rod situated S 88° 53' 52" E a distance of 0.67 feet;

thence S 88° 53' 52" E along said Carey Exempted Village School District and a parcel of land now or formerly owned by P. Seifert, Etal. a distance of 2199.22 feet to a found iron pipe marking a corner of a parcel of land now or formerly owned by J. Hershman, Etux.;

thence S 00° 22' 04" W along said Hershman parcel a distance of 189.64 feet to the **POINT OF BEGINNING.**

Containing in all 64.012 acres of land, more or less, of which 0.034 acres, 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 October 2017.

Prior Deed References – OR 211, Page 1602,

17080-S      Tract 2



PT: 1 N: 0.0000 E: 0.0000  
S0°13'32"W DIST: 399.80  
PT: 2 N: -399.7969 E: -1.5739  
S89°44'31"E DIST: 180.34  
PT: 3 N: -400.6091 E: 178.7643  
S0°10'40"W DIST: 50.00  
PT: 4 N: -450.6089 E: 178.6091  
N89°44'31"W DIST: 180.38  
PT: 5 N: -449.7965 E: -1.7690  
S0°13'32"W DIST: 431.83  
PT: 6 N: -881.6231 E: -3.4690  
N89°30'42"W DIST: 2929.84  
PT: 7 N: -856.6523 E: -2933.2026  
N34°29'05"E DIST: 860.87  
PT: 8 N: -147.0568 E: -2445.7896  
N0°22'54"E DIST: 17.84  
PT: 9 N: -129.2172 E: -2445.6708  
N34°29'05"E DIST: 438.15  
PT: 10 N: 231.9398 E: -2197.5962  
S88°53'52"E DIST: 2199.22  
PT: 11 N: 189.6351 E: 1.2169  
S0°22'04"W DIST: 189.64  
PT: 12 N: -0.0010 E: -0.0004

CLOSING BEARING/DISTANCE: N23°20'16"E DIST: 0.0010

MISCLOSURE: N: -0.0010 E: -0.0004

AREA: 64.012 ACRES



REFERENCE SURVEY VOL. D

PAGE 586 IN THE TAX MAP OFFICE

TRACT 2 64.012 AC

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

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**LEGAL DESCRIPTION OF A 31.571 ACRE PARCEL  
FOR CORINNE WENTLING ESTATE**

Being a parcel of land situated in part of the Southeast Quarter of Section 20, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 20;

thence on an assumed bearing of N 00° 10' 40" E along the east line of said Section 20 and the centerline of said County Highway 97 a distance of 610.00 feet to a point marking a corner of a parcel of land now or formerly owned by B. Thiel, Etux., referenced by a found iron rod situated N 89° 08' 00" W a distance of 30.00 feet;

thence N 89° 08' 00" W along said Thiel parcel a distance of 600.60 feet to a found iron rod, passing two found iron rods a distance of 30.00 feet and 450.60 feet respectively;

thence N 00° 10' 40" E along said Thiel parcel a distance of 320.00 feet to a found iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 89° 08' 00" W on a line a distance of 1243.21 feet to a set iron rod;

thence N 01° 07' 06" E on a line a distance of 834.98 feet to a set iron rod;

thence S 89° 30' 42" E on a line a distance of 1630.00 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by L. Vaughn, Etux.;

thence S 00° 10' 40" W along said Vaughn parcel a distance of 165.25 feet to a point marking the north line of Lot 1 of Baughman's Subdivision, referenced by a found iron rod situated N 89° 35' 02" W a distance of 1.11 feet;

thence N 89° 35' 02" W along the north line of Lot 1 of Baughman's Subdivision a distance of 1.11 feet to a found iron rod marking the northwest corner of said Lot 1;

thence S 00° 04' 18" W along the west line of said Baughman's Subdivision a distance of 650.98 feet to a point marking the north line of a parcel of land now or formerly owned by T. Wentling Etux., referenced by a found iron pipe situated N 88° 53' 22" W a distance of 0.10 feet;

thence N 88° 53' 22" W along said T. Wentling parcel a distance of 0.10 feet to a found iron pipe;

thence S 00° 10' 40" W along said T. Wentling parcel a distance of 29.57 feet to a found iron rod marking a point on the north line of said B. Thiel, Etux. parcel;

thence N 89° 08' 00" W along said B. Thiel parcel a distance of 400.59 feet to the **POINT OF BEGINNING.**

Containing in all 31.571 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.

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 October 2017.

Prior Deed References – OR 211, Page 1602

17080-S      Tract 3



PT: 1 N: 0.0000 E: 0.0000  
N89°08'00"W DIST: 1243.21  
PT: 2 N: 18.8043 E: -1243.0678  
N1°07'06"E DIST: 834.98  
PT: 3 N: 853.6253 E: -1226.7712  
S89°30'42"E DIST: 1630.00  
PT: 4 N: 839.7329 E: 403.1696  
S0°10'40"W DIST: 165.25  
PT: 5 N: 674.4837 E: 402.6569  
N89°35'02"W DIST: 1.11  
PT: 6 N: 674.4918 E: 401.5469  
S0°04'18"W DIST: 650.98  
PT: 7 N: 23.5123 E: 400.7327  
N88°53'22"W DIST: 0.10  
PT: 8 N: 23.5142 E: 400.6327  
S0°10'40"W DIST: 29.57  
PT: 9 N: -6.0557 E: 400.5409  
N89°08'00"W DIST: 400.59  
PT: 10 N: 0.0035 E: -0.0032

CLOSING BEARING/DISTANCE: S42°44'39"E DIST: 0.0048

MISCLOSURE: N: 0.0035 E: -0.0032

AREA: 31.571 ACRES



REFERENCE SURVEY VOL. D  
PAGE 586 IN THE TAX MAP OFFICE

TRACT 3

31.571 Ac

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

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**LEGAL DESCRIPTION OF A 45.895 ACRE PARCEL  
FOR CORINNE WENTLING ESTATE**

Being a parcel of land situated in part of the Southeast and Southwest Quarters of Section 20, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 20;

thence on an assumed bearing of N 00° 10' 40" E along the east line of said Section 20 and the centerline of said County Highway 97 a distance of 400.00 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by R. Wentling, Etal. and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 88° 37' 46" W a distance of 35.81 feet;

thence N 88° 37' 46" W along said R. Wentling parcel a distance of 1546.01 feet to a point on the north limited access right-of-way line of US Route 23, referenced by a found iron rod situated N 88° 37' 46" W a distance of 0.30 feet, passing the aforementioned iron rod a distance of 35.81 feet;

thence N 60° 22' 51" W along said US Route 23 limited access right-of-way a distance of 788.96 feet to a found iron rod;

thence N 58° 21' 37" W along said US Route 23 limited access right-of-way, passing a found iron rod a distance of 1026.56 feet, a total distance of 1275.62 feet to a point, marking the easterly line of a former CCC & St. Louis railroad parcel, referenced by a found iron rod situated N 54° 50' 00" W a distance of 2.01 feet;

thence N 63° 18' 10" W along said US Route 23 limited access right-of-way a distance of 189.75 feet to a point marking the westerly line of said former railroad parcel, referenced by a found iron rod situated S 25° 40' 52" E a distance of 0.25 feet;

thence N 34° 29' 05" E along said former railroad parcel a distance of 891.04 feet to a set iron rod, passing a set iron rod a distance of 272.04 feet;

thence S 55° 30' 55" E on a line a distance of 188.00 feet to a set iron rod marking the easterly line of said former railroad parcel;

REFERENCE SURVEY VOL D

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TRACT 4

45.895 AC.

thence S 34° 29' 05" W along said former railroad parcel a distance of 492.21 feet to a set iron rod;

thence S 89° 30' 42" E on a line a distance of 1280.58 feet to a set iron rod, passing a found iron rod a distance of 482.68 feet;

thence S 01° 07' 06" W on a line a distance of 834.98 feet to a set iron rod;

thence S 89° 08' 00" E on a line a distance of 1243.21 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by B. Thiel, Etux;

thence S 00° 10' 40" W along said B. Thiel parcel a distance of 320.00 feet to a found iron rod;

thence S 89° 08' 00" E along said B. Thiel parcel a distance of 600.60 feet to a point marking the east line of said Section 20 and the centerline of County Highway 97, passing two found iron rods a distance of 150.00 feet and 570.60 feet respectively;

thence S 00° 10' 40" W along the east line of said Section 20 and the centerline of County Highway 97 a distance of 210.00 feet to the **POINT OF BEGINNING**.

Containing in all 45.895 acres of land, more or less, of which 0.145 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 October 2017.

Prior Deed References – OR 211, Page 1602

17080-S      Tract 4



PT: 1 N: 0.0000 E: 0.0000  
N88°37'46"W DIST: 1546.01  
PT: 2 N: 36.9781 E: -1545.5677  
N60°22'51"W DIST: 788.96  
PT: 3 N: 426.9080 E: -2231.4340  
N58°21'37"W DIST: 1275.62  
PT: 4 N: 1096.0679 E: -3317.4503  
N63°18'10"W DIST: 189.75  
PT: 5 N: 1181.3180 E: -3486.9716  
N34°29'05"E DIST: 891.04  
PT: 6 N: 1915.7819 E: -2982.4768  
S55°30'55"E DIST: 188.00  
PT: 7 N: 1809.3389 E: -2827.5127  
S34°29'05"W DIST: 492.21  
PT: 8 N: 1403.6214 E: -3106.1954  
S89°30'42"E DIST: 1280.58  
PT: 9 N: 1392.7071 E: -1825.6619  
S1°07'06"W DIST: 834.98  
PT: 10 N: 557.8862 E: -1841.9585  
S89°08'00"E DIST: 1243.21  
PT: 11 N: 539.0819 E: -598.8907  
S0°10'40"W DIST: 320.00  
PT: 12 N: 219.0834 E: -599.8836  
S89°08'00"E DIST: 600.60  
PT: 13 N: 209.9990 E: 0.6477  
S0°10'40"W DIST: 210.00  
PT: 14 N: 0.0000 E: -0.0039

CLOSING BEARING/DISTANCE: N89°44'39"E DIST: 0.0039

MISCLOSURE: N: 0.0000 E: -0.0039

AREA: 45.895 ACRES



REFERENCE SURVEY VOL. D

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TRACT 4

45.895 AC.

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

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**LEGAL DESCRIPTION OF A 5.525 ACRE PARCEL  
FOR CORINNE WENTLING ESTATE**

Being a parcel of land situated in part of the Northeast, Northwest, Southeast and Southwest Quarters of Section 20, T-1-S, R-13-E, Crawford Township and Lands in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument marking the east quarter post of said Section 20;

thence on an assumed bearing of N 89° 45' 44" W along the north line of Lot #1 of Hosafros Subdivision a distance of 180.01 feet to a found iron rod;

thence N 00° 22' 04" E along a parcel of land now or formerly owned by J. Hershman a distance of 189.64 feet to a found iron pipe marking a corner of a parcel of land now or formerly owned by P. Seifert, Etal.;

thence N 88° 53' 52" W along said Seifert parcel and a parcel of land now or formerly owned by The Carey Exempted Village School District a distance of 2199.22 feet to a point marking the easterly line of the former CCC & St. Louis railroad parcel and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a set iron rod for reference a distance of 2198.55 feet;

thence S 34° 29' 05" W along said former railroad parcel a distance of 438.15 feet to a set iron rod;

thence S 00° 22' 54" W along said former railroad parcel a distance of 17.84 feet to a set iron rod;

thence S 34° 29' 05" W along said former railroad parcel a distance of 368.66 feet to a set iron rod;

thence N 55° 30' 55" W on a line a distance of 188.00 feet to a set iron rod marking the westerly line of said former railroad parcel;

thence N 34° 29' 05" E along said former railroad parcel a distance of 1269.36 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by The Village of Carey;

(TRACT 1)  
(5.525A)

REFERENCE SURVEY VOL. D  
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thence N 89° 50' 22" E along said Village of Carey parcel a distance of 216.36 feet to a point marking the easterly line of said former railroad parcel referenced by a found iron road situated S 84° 38' 09" E a distance of 1.08 feet;

thence S 34° 29' 05" W along said former railroad parcel a line a distance of 570.78 feet to the **POINT OF BEGINNING**.

Containing in all 5.525 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.

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 October 2017.

Prior Deed References – OR 211, Page 1602,

17080-S      Tract 1



PT: 1 N: 0.0000 E: 0.0000  
S34°29'05"W DIST: 438.15  
PT: 2 N: -361.1571 E: -248.0746  
S0°22'54"W DIST: 17.84  
PT: 3 N: -378.9967 E: -248.1934  
S34°29'05"W DIST: 368.66  
PT: 4 N: -682.8747 E: -456.9237  
N55°30'55"W DIST: 188.00  
PT: 5 N: -576.4316 E: -611.8879  
N34°29'05"E DIST: 1269.36  
PT: 6 N: 469.8729 E: 106.8066  
N89°50'22"E DIST: 216.36  
PT: 7 N: 470.4792 E: 323.1658  
S34°29'05"W DIST: 570.78  
PT: 8 N: -0.0018 E: -0.0022

CLOSING BEARING/DISTANCE: N50°29'41"E DIST: 0.0028

MISCLOSURE: N: -0.0018 E: -0.0022

AREA: 5.525 ACRES



REFERENCE SURVEY VOL. D  
PAGE 586 IN THE TAX MAP OFFICE

TRACT 1 5.525 Ac