

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

**LEGAL DESCRIPTION OF A 5.057 ACRE PARCEL
FOR THE HELEN STOVER ESTATE**

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

Commencing at a set iron rod marking the east line of said Section 13 and marking the west quarter post of Section 18, T-1-S, R-14-E, Tymochtee Township and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 00° 03' 02" W along the east line of said Section 13 a distance of 349.29 feet to a found nail marking the centerline of Township Highway 18, passing a found iron rod for reference a distance of 330.15 feet;

thence S 59° 34' 58" W along the centerline of said Township Highway 18 a distance of 367.45 feet to a found nail, referenced by a found iron rod situated N 30° 25' 01" W a distance of 16.50 feet;

thence along the centerline of said Township Highway 18 on a curve to the left a distance of 124.90 feet, said curve having a chord distance of 122.48 feet and a chord bearing of S 39° 59' 49" W to a found nail, referenced by a found iron rod situated N 69° 35' 21" W a distance of 16.50 feet;

thence S 20° 24' 39" W along the centerline of said Township Highway 18 a distance of 124.76 feet to a found nail marking the centerline of said Township Highway 18, referenced by a found iron rod situated N 23° 05' 55" W a distance of 23.97 feet;

thence N 23° 05' 55" W on a line a distance of 246.92 feet to a found iron rod, passing the aforementioned found iron rod a distance of 23.97 feet;

thence N 26° 33' 54" E on a line a distance of 628.59 feet to a set iron rod marking the east-west half section line of said Section 13;

thence S 89° 33' 43" E along the east-west half section line of said Section 13 a distance of 255.23 feet to a set iron rod marking the east quarter post of said Section 13;

(TRACT)
(5.057A)

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thence S 00° 03' 50" W along the east line of said Section 13 a distance of 41.32 feet to the **POINT OF BEGINNING**.

Containing in all 5.057 acres of land, more or less, of which 0.234 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 September 2018

18096-S Tract C

PT: 1 N: 10000.0000 E: 10000.0000

S0°03'02"W DIST: 349.29

PT: 2 N: 9650.7101 E: 9999.6918

S59°34'58"W DIST: 367.45

PT: 3 N: 9464.6728 E: 9682.8171

S=39°10'23"R=182.6808T=65.0012L=124.8984CH=122.4800Da=31°21'50"E=11.2198M=10.5706S39°59'49"W
DIST: 122.48

PT: 4 N: 9370.8435 E: 9604.0934

S20°24'39"W DIST: 124.76

PT: 5 N: 9253.9164 E: 9560.5835

N23°05'55"W DIST: 246.92

PT: 6 N: 9481.0410 E: 9463.7131

N26°33'54"E DIST: 628.59

PT: 7 N: 10043.2693 E: 9744.8266

S89°33'43"E DIST: 255.23

PT: 8 N: 10041.3179 E: 10000.0491

S0°03'50"W DIST: 41.32

PT: 9 N: 9999.9980 E: 10000.0031

CLOSING BEARING/DISTANCE: N56°24'19"W DIST: 0.0037

MISCLOSURE: N: -0.0020 E: 0.0031

AREA: 5.057 ACRES



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**LEGAL DESCRIPTION OF A 23.116 ACRE PARCEL
FOR THE HELEN STOVER ESTATE**

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

Commencing at a set iron rod marking the east line of said Section 13 and marking the west quarter post of Section 18, T-1-S, R-14-E, Tymochtee Township and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 00° 03' 02" W along the east line of said Section 13 a distance of 1743.62 feet to a found iron rod;

thence S 88° 03' 56" W on a line a distance of 107.19 feet to a found iron pipe marking a corner of a parcel of land now or formerly owned by N. Stover, Jr.;

thence N 88° 36' 13" W along said N. Stover, Jr. parcel a distance of 417.79 feet to a found iron pipe;

thence N 15° 21' 06" W along said N. Stover, Jr. parcel a distance of 146.77 feet to a found iron rod;

thence N 69° 37' 41" W on a line a distance of 312.66 feet to a found iron rod;

thence N 00° 32' 43" E on a line a distance of 216.49 feet to a found iron rod marking the centerline of Township Highway 18 and a corner of a parcel of land now or formerly owned by E. Stover;

thence N 07° 10' 44" E along said E. Stover parcel a distance of 175.00 feet to a set iron rod marking a corner of said E. Stover parcel;

thence S 89° 27' 46" E along said E. Stover parcel a distance of 38.70 feet to a set iron rod marking a corner of said E. Stover parcel;

thence N 73° 38' 06" E along said E. Stover parcel a distance of 264.08 feet to a found nail marking the centerline of Township Highway 18, passing a set iron rod for reference a distance of 243.48 feet;

(COMB0 TRACT)
(23.116 A)

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thence N 20° 24' 39" E along the centerline of said Township Highway 18 a distance of 294.96 feet to a found nail, referenced by a found iron rod situated N 23° 05' 55" W a distance of 23.97 feet;

thence N 23° 05' 55" W on a line a distance of 246.92 feet to a found iron rod, passing the aforementioned found iron rod a distance of 23.97 feet;

thence N 26° 33' 54" E on a line a distance of 628.59 feet to a set iron rod marking the east-west half section line of said Section 13;

thence S 89° 33' 43" E along the east-west half section line of said Section 13 a distance of 255.23 feet to a set iron rod marking the east quarter post of said Section 13;

thence S 00° 03' 50" W along the east line of said Section 13 a distance of 41.32 feet to the **POINT OF BEGINNING**.

Containing in all 23.116 acres of land, more or less, of which 0.929 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 September 2018

18096-S Combo Tract



PT: 1 N: 0.0000 E: 0.0000
S0°03'02"W DIST: 1743.62
PT: 2 N: -1743.6193 E: -1.5385
S88°03'56"W DIST: 107.19
PT: 3 N: -1747.2376 E: -108.6674
N88°36'13"W DIST: 417.79
PT: 4 N: -1737.0564 E: -526.3333
N15°21'06"W DIST: 146.77
PT: 5 N: -1595.5233 E: -565.1896
N69°37'41"W DIST: 312.66
PT: 6 N: -1486.6823 E: -858.2936
N0°32'43"E DIST: 216.49
PT: 7 N: -1270.2021 E: -856.2333
N7°10'44"E DIST: 175.00
PT: 8 N: -1096.5740 E: -834.3639
S89°27'46"E DIST: 38.70
PT: 9 N: -1096.9368 E: -795.6656
N73°38'06"E DIST: 264.08
PT: 10 N: -1022.5308 E: -542.2845
N20°24'39"E DIST: 294.96
PT: 11 N: -746.0896 E: -439.4174
N23°05'55"W DIST: 246.92
PT: 12 N: -518.9649 E: -536.2878
N26°33'54"E DIST: 628.59
PT: 13 N: 43.2633 E: -255.1743
S89°33'43"E DIST: 255.23
PT: 14 N: 41.3120 E: 0.0482
S0°03'50"W DIST: 41.32
PT: 15 N: -0.0080 E: 0.0022

CLOSING BEARING/DISTANCE: N15°09'36"W DIST: 0.0083

MISCLOSURE: N: -0.0080 E: 0.0022

AREA: 23.117 ACRES



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**LEGAL DESCRIPTION OF A 12.189 ACRE PARCEL
FOR HELEN STOVER ESTATE**

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

Commencing at a found nail marking the intersection of the east line of said Section 13 and the centerline of Township Highway 18 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 00° 03' 02" E a distance of 19.14 feet;

thence S 00° 03' 02" W along the east line of said Section 13 a distance of 1394.33 feet to a found iron rod;

thence S 88° 03' 56" W on a line a distance of 107.19 feet to a found iron pipe marking a corner of a parcel of land now or formerly owned by N. Stover, Jr.;

thence N 09° 53' 00" W along said N. Stover, Jr. parcel a distance of 294.98 feet to a found iron pipe marking a corner of said N. Stover, Jr. parcel;

thence N 86° 52' 18" W along said N. Stover, Jr. parcel a distance of 410.81 feet to a found iron pipe marking a corner of said N. Stover, Jr. parcel;

thence N 03° 53' 25" E along said N. Stover, Jr. parcel a distance of 159.76 feet to a found iron rod marking a corner of said N. Stover, Jr. parcel;

thence N 55° 25' 57" W along said N. Stover, Jr. parcel a distance of 78.51 feet to a point marking the centerline of said Township Highway 18, passing a found iron pipe for reference a distance of 51.18 feet;

thence along the centerline of said Township Highway 18 on a curve to the left a distance of 26.33 feet, said curve having a chord distance of 26.25 feet and a chord bearing of N 28° 01' 26" E, to a found nail, referenced by a found iron pipe situated S 14° 43' 35" E a distance of 39.99 feet;

(TRACT A)
(12.189A)

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thence N 20° 24' 39" E along the centerline of said Township Highway 18 a distance of 616.67 feet to a found nail, referenced by a found iron rod situated N 69° 35' 21" W a distance of 16.50 feet;

thence continuing along said Township Highway 18 on a curve to the right a distance of 124.90 feet, said curve having a chord distance of 122.48 feet and a chord bearing of N 39° 59' 49" E to a found nail, referenced by a found iron rod situated N 30° 25' 01" W a distance of 16.50 feet;

thence N 59° 34' 58" E along the centerline of said Township Highway 18 a distance of 367.45 feet to the **POINT OF BEGINNING**.

Containing in all 12.189 acres of land, more or less, of which 0.427 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 September 2018.

18096-S

Tract A



PT: 1 N: 10000.0000 E: 10000.0000
S0°03'02"W DIST: 1394.33
PT: 2 N: 8605.6705 E: 9998.7697
S88°03'56"W DIST: 107.19
PT: 3 N: 8602.0522 E: 9891.6408
N9°53'00"W DIST: 294.98
PT: 4 N: 8892.6545 E: 9841.0097
N86°52'18"W DIST: 410.81
PT: 5 N: 8915.0735 E: 9430.8119
N3°53'25"E DIST: 159.76
PT: 6 N: 9074.4654 E: 9441.6509
N55°25'57"W DIST: 78.51
PT: 7 N: 9119.0101 E: 9377.0012
>=15°13'23"R=99.0896T=13.2417L=26.3274CH=26.2500Da=57°49'20"E=0.8808M=0.8731N28°01'26"E DIST:
26.25
PT: 8 N: 9142.1824 E: 9389.3345
N20°24'39"E DIST: 616.67
PT: 9 N: 9720.1354 E: 9604.3977
>=39°10'23"R=182.6805T=65.0012L=124.8985CH=122.4800Da=31°21'50"E=11.2198M=10.5706N39°59'49"E
DIST: 122.48
PT: 11 N: 9813.9647 E: 9683.1213
N59°34'58"E DIST: 367.45
PT: 12 N: 10000.0021 E: 9999.9961

CLOSING BEARING/DISTANCE: S62°08'03"E DIST: 0.0044

MISCLOSURE: N: 0.0021 E: -0.0039

AREA: 12.189 ACRES



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**LEGAL DESCRIPTION OF A 1.581 ACRE PARCEL
FOR HELEN STOVER ESTATE**

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

Commencing at a found railroad spike marking the intersection of the west line of the east half of the southeast quarter of said Section 13 and the centerline of Township Highway 18, referenced by a found iron rod situated S 45° 00' 00" E a distance of 23.56 feet;

thence S 89° 27' 17" E along the centerline of said Township Highway 18 a distance of 514.23 feet to a found iron rod, marking a corner of a parcel of land now or formerly owned by E. Stover and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing S 89° 27' 17" E along the centerline of said Township Highway 18 a distance of 151.46 feet to a point, referenced by a found iron pipe situated S 86° 07' 08" E a distance of 78.57 feet;

thence along the centerline of said Township Highway 18 on a curve to the left a distance of 53.58 feet, said curve having a chord distance of 52.93 feet and a chord bearing of N 75° 03' 20" E to a point marking a corner of a parcel of land now or formerly owned by N. Stover, Jr., referenced by a found iron pipe situated S 55° 09' 57" E a distance of 33.21 feet;

thence S 55° 14' 55" E along said Stover, Jr. parcel a distance of 64.46 feet to a point, referenced by a found iron pipe situated S 28° 09' 33" W a distance of 0.11 feet;

thence S 03° 43' 13" W along said Stover, Jr. parcel a distance of 138.97 feet to a found iron pipe;

thence S 15° 21' 06" E along said Stover, Jr. parcel a distance of 168.11 feet to a found iron rod;

thence N 69° 37' 41" W on a line a distance of 312.66 feet to a found iron rod;

(TRACT B)
(1.581A)

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thence N 00° 32' 43" E on a line a distance of 216.49 feet to the **POINT OF BEGINNING.**

Containing in all 1.581 acres of land, more or less, of which 0.081 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.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in September 2018.

18096-S

Tract B



PT: 1 N: 10000.0000 E: 10000.0000

S89°27'17"E DIST: 151.46

PT: 2 N: 9998.5586 E: 10151.4531

S=30°58'52"R=99.0904T=27.4626L=53.5804CH=52.9300Da=57°49'18"E=3.7352M=3.5995N75°03'20"E DIST: 52.93

PT: 4 N: 10012.2083 E: 10202.5929

S55°14'55"E DIST: 64.46

PT: 5 N: 9975.4650 E: 10255.5553

S3°43'13"W DIST: 138.97

PT: 6 N: 9836.7879 E: 10246.5382

S15°21'06"E DIST: 168.11

PT: 7 N: 9674.6762 E: 10291.0441

N69°37'41"W DIST: 312.66

PT: 8 N: 9783.5172 E: 9997.9402

N0°32'43"E DIST: 216.49

PT: 9 N: 9999.9974 E: 10000.0005

CLOSING BEARING/DISTANCE: N10°00'40"W DIST: 0.0026

MISCLOSURE: N: -0.0026 E: 0.0005

AREA: 1.581 ACRES



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