

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

**LEGAL DESCRIPTION OF A 17.547 ACRE PARCEL
FOR MARGARET PRICE**

Being a parcel of land situated in part of the Southwest and Southeast Quarters of Section 10, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron pipe marking the northeast corner of the west half of the southeast quarter of said Section 10 and the centerline of County Highway 87;

thence on an assumed bearing of S 00° 18' 52" W along the east line of the west half of the southeast quarter of said Section 10 and the centerline of said County Highway 87 a distance of 1286.28 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 89° 28' 29" W a distance of 20.00 feet;

thence continuing S 00° 18' 52" W along said line a distance of 40.00 feet to a set MAG nail marking the north line of the south half of the southeast quarter of said Section 10, referenced by a set iron rod situated S 89° 28' 29" W a distance of 20.00 feet;

thence S 89° 28' 29" W along said north line of the south half of the southeast quarter of said Section 10 a distance of 1340.83 feet to a set iron rod marking the north-south half section line of said Section 10, passing the aforementioned iron rod a distance of 20.00 feet;

thence S 89° 52' 08" W along the north line of the south half of the southwest quarter of said Section 10 a distance of 1339.47 feet to a set iron rod marking the east line of the west half of the southwest quarter of said Section 10;

thence N 00° 16' 36" E along the east line of the west half of the southwest quarter of said Section 10 a distance of 936.52 feet to a set iron rod;

thence N 89° 52' 08" E on a line a distance of 730.00 feet to a set iron rod;

thence S 00° 06' 35" E on a line a distance of 896.50 feet to a set iron rod;

thence N 89° 52' 08" E on a line a distance of 603.00 feet to a set iron rod marking the north-south half section line of said Section 10;

thence N 89° 28' 29" E on a line a distance of 1341.28 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 1321.28 feet.

Containing in all 17.547 acres of land, more or less, of which 0.018 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 May 2019.

Prior Deed References – DV 193, Page 263; OR 251, Page 1251

19043-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
S0°18'52"W DIST: 40.00
PT: 2 N: -39.9994 E: -0.2195
S89°28'29"W DIST: 1340.83
PT: 3 N: -52.2917 E: -1340.9932
S89°52'08"W DIST: 1339.47
PT: 4 N: -55.3569 E: -2680.4597
N0°16'36"E DIST: 936.52
PT: 5 N: 881.1522 E: -2675.9375
N89°52'08"E DIST: 730.00
PT: 6 N: 882.8227 E: -1945.9394
S0°06'35"E DIST: 896.50
PT: 7 N: -13.6757 E: -1944.2226
N89°52'08"E DIST: 603.00
PT: 8 N: -12.2958 E: -1341.2242
N89°28'29"E DIST: 1341.28
PT: 9 N: 0.0006 E: -0.0005

CLOSING BEARING/DISTANCE: S38°36'36"E DIST: 0.0008

MISCLOSURE: N: 0.0006 E: -0.0005

AREA: 17.547 ACRES



REFERENCE SURVEY VOL. D
PAGE 626 IN THE TAX MAP OFFICE
"2019"

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

**LEGAL DESCRIPTION OF A 14.400 ACRE PARCEL
FOR MARGARET PRICE**

Being a parcel of land situated in part of the Northeast Quarter of Section 10, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron pipe marking the southeast corner of the west half of the northeast quarter of said Section 10 and the centerline of County Highway 87;

thence on an assumed bearing of N 00° 07' 48" E along the east line of the west half of the northeast quarter of said Section 10 and centerline of said County Highway 87 a distance of 791.17 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 89° 28' 21" W a distance of 20.00 feet;

thence S 89° 28' 21" W on a line a distance of 1341.60 feet to a set iron rod marking the north-south half section line of said Section 10, passing the aforementioned set iron rod a distance of 20.00 feet;

thence N 00° 13' 28" E along said north-south half section line of said Section 10 a distance of 527.00 feet to a set iron rod marking the south line of the north half of the northeast quarter of said Section 10;

thence N 89° 28' 07" E along the south line of the north half of the northeast quarter of said Section 10 a distance of 1140.73 feet to a set iron rod marking the west line of a parcel of land now or formerly owned by Susan R. & Scott D. Eiting;

thence S 00° 07' 48" W along the west line of said Eiting parcel a distance of 395.58 feet to a set iron rod marking a corner of said Eiting parcel;

thence S 89° 19' 42" E along the south line of said Eiting parcel a distance of 200.00 feet to a set MAG nail marking the east line of the west half of the northeast quarter of said Section 10 and the centerline of said County Highway 87, passing a set iron rod a distance of 180.00 feet;

REFERENCE SURVEY VOL. D
PAGE 6046 IN THE TAX MAP OFFICE
"2019"

thence S 00° 07' 48" W along the east line of the west half of the northeast quarter of said Section 10 and the centerline of said County Highway 87 a distance of 127.30 feet to the **POINT OF BEGINNING**.

Containing in all 14.400 acres of land, more or less, of which 0.059 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 May 2019.

Prior Deed References – DV 193, Page 263; OR 251, Page 1251

19043-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
S89°28'21"W DIST: 1341.60
PT: 2 N: -12.3514 E: -1341.5431
N0°13'28"E DIST: 527.00
PT: 3 N: 514.6445 E: -1339.4787
N89°28'07"E DIST: 1140.73
PT: 4 N: 525.2241 E: -198.7978
S0°07'48"W DIST: 395.58
PT: 5 N: 129.6451 E: -199.6953
S89°19'42"E DIST: 200.00
PT: 6 N: 127.3006 E: 0.2909
S0°07'48"W DIST: 127.30
PT: 7 N: 0.0009 E: 0.0021

CLOSING BEARING/DISTANCE: S66°22'04"W DIST: 0.0023

MISCLOSURE: N: 0.0009 E: 0.0021

AREA: 14.400 ACRES



REFERENCE SURVEY VOL. D
PAGE 626 IN THE TAX MAP OFFICE
"2019"