

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

**LEGAL DESCRIPTION OF A 18.851 ACRE PARCEL
FOR DAN & JOHN BECK**

Being a parcel of land situated in part of the Southeast Quarter of Section 5, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the southeast corner of said Section 5 and the centerline of Township Highway 42 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 00° 08' 48" E a distance of 30.00 feet;

thence on an assumed bearing of N 89° 41' 03" W along the south line of said Section 5 and the centerline of said Township Highway 42 a distance of 149.20 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by D. Beck, referenced by a found iron rod situated N 00° 18' 57" E a distance of 30.00 feet;

thence N 00° 18' 57" E along said D. Beck parcel a distance of 225.30 feet to a found iron rod marking a corner of said D. Beck parcel, passing the aforementioned found iron rod a distance of 30.00 feet;

thence N 89° 41' 03" W along the north line of said D. Beck parcel a distance of 239.23 feet to a found iron rod marking a corner of said D. Beck parcel;

thence S 00° 18' 57" W along said D. Beck parcel a distance of 225.30 feet to a found railroad spike marking the south line of said Section 5 and the centerline of said Township Highway 42, passing a set iron rod a distance of 195.30 feet;

thence N 89° 41' 03" W along the south line of said Section 5 and the centerline of said Township Highway 42 a distance of 275.25 feet to set MAG nail, referenced by a set iron rod situated N 00° 12' 02" E a distance of 30.00 feet;

thence N 00° 12' 02" E on a line a distance of 1318.45 feet to a set iron rod marking south line of the north half of the southeast quarter of said Section 5, passing the aforementioned set iron rod a distance of 30.00 feet;

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"2020"

Tract 2 = (18.851 A)

thence S 89° 54' 09" E along the south line of the north half of the southeast quarter of said Section 5 a distance of 662.44 feet to a set iron rod marking the east eighth post of the southeast quarter of said Section 5;

thence S 00° 08' 48" W along the east line of said Section 5 a distance of 1320.98 feet to the **POINT OF BEGINNING**.

Containing in all 18.851 acres of land, more or less, of which 0.292 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 November 2020.

Prior Deed References – OR 138, Page 811; OR 139, Page 211; OR 260, Page 2121.

20127-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N89°41'03"W DIST: 149.20
PT: 2 N: 0.8224 E: -149.1977
N0°18'57"E DIST: 225.30
PT: 3 N: 226.1190 E: -147.9558
N89°41'03"W DIST: 239.23
PT: 4 N: 227.4377 E: -387.1822
S0°18'57"W DIST: 225.30
PT: 5 N: 2.1411 E: -388.4241
N89°41'03"W DIST: 275.25
PT: 6 N: 3.6584 E: -663.6699
N0°12'02"E DIST: 1318.45
PT: 7 N: 1322.1003 E: -659.0549
S89°54'09"E DIST: 662.44
PT: 8 N: 1320.9731 E: 3.3842
S0°08'48"W DIST: 1320.98
PT: 9 N: -0.0026 E: 0.0027

CLOSING BEARING/DISTANCE: N45°52'09"W DIST: 0.0038

MISCLOSURE: N: -0.0026 E: 0.0027

AREA: 18.851 ACRES



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**LEGAL DESCRIPTION OF A 20.089 ACRE PARCEL
FOR DAN & JOHN BECK**

Being a parcel of land situated in part of the Southeast Quarter of Section 5, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south eighth post of the southeast quarter of said Section 5 and the intersection of the centerlines of Township Highway 80 and Township Highway 42 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 00° 12' 02" E along the west line of the east half of the southeast quarter of said Section 5 and the centerline of said Township Highway 80 a distance of 1315.92 feet to a set MAG nail marking the south line of the north half of the southeast quarter of said Section 5, referenced by a set iron rod situated S 89° 54' 09" E a distance of 30.00 feet;

thence S 89° 54' 09" E along the south line of the north half of the southeast quarter of said Section 5 a distance of 664.34 feet to a set iron rod, passing the aforementioned set iron rod a distance of 30.00 feet;

thence S 00° 12' 02" W on a line a distance of 1318.45 feet to a set MAG nail marking the south line of said Section 5 and the centerline of Township Highway 42, passing a set iron rod a distance of 1288.45 feet;

thence N 89° 41' 03" W along the south line of said Section 5 and the centerline of said Township Highway 42 a distance of 664.34 feet to the **POINT OF BEGINNING**.

Containing in all 20.089 acres of land, more or less, of which 1.343 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 November 2020.

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Tract 1 (20.089A)

"2020"

Prior Deed References – OR 138, Page 811; OR 139, Page 211; OR 260, Page 2121.

20127-S

Tract 1



PT: 1 N: 0.0000 E: 0.0000
N0°12'02"E DIST: 1315.92
PT: 2 N: 1315.9119 E: 4.6062
S89°54'09"E DIST: 664.34
PT: 3 N: 1314.7814 E: 668.9452
S0°12'02"W DIST: 1318.45
PT: 4 N: -3.6605 E: 664.3302
N89°41'03"W DIST: 664.34
PT: 5 N: 0.0016 E: 0.0003

CLOSING BEARING/DISTANCE: S10°02'40"W DIST: 0.0016

MISCHLURE: N: 0.0016 E: 0.0003

AREA: 20.089 ACRES



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