

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

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**LEGAL DESCRIPTION OF A 31.567 ACRE PARCEL  
FOR PAT WEAVER, ETAL.**

Being a parcel of land situated in part of the Southeast and Southwest Quarters of Section 22, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the south quarter post of said Section 22 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S  $88^{\circ} 20' 36''$  W along the south line of said Section 22 a distance of 1336.79 feet to a set iron rod marking the east line of the west half of the southwest quarter of said Section 22;

thence N  $01^{\circ} 22' 02''$  W along the east line of the west half of the southwest quarter of said Section 22 a distance of 627.22 feet to a point on or near the centerline of an open ditch;

thence N  $87^{\circ} 34' 48''$  E on a line a distance of 836.78 feet to a set iron rod, passing a set iron rod a distance of 10.00 feet;

thence N  $01^{\circ} 44' 18''$  W on a line a distance of 300.21 feet to a set iron rod;

thence N  $88^{\circ} 59' 49''$  E on a line and along a parcel of land now or formerly owned by S. Doran, Etux. a distance of 897.75 feet to found MAG nail marking the centerline of State Highway 199, passing two found iron rods at distances of 557.85 feet and 853.09 feet respectively;

thence S  $02^{\circ} 59' 41''$  E along the centerline of said State Highway 199 a distance of 913.97 feet to a set MAG nail marking south line of said Section 22;

thence S  $86^{\circ} 21' 35''$  W along the south line of said Section 22 a distance of 422.40 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 45.00 feet.

Containing in all 31.567 acres of land, more or less, of which 0.946 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.

REFERENCE SURVEY VOL. *D*  
PAGE *672* IN THE TAX MAP OFFICE *2021*  
Tract 3 (31.567A)

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 2021.

Prior Deed References – DV 197, Page 974; DV 198, Page 816; OR 218, Page 955; OR 218, Page 960; OR 259, Page 2282

21148-S      Tract 3



PT: 1 N: 0.0000 E: 0.0000  
S88°20'36"W DIST: 1336.79  
PT: 2 N: -38.6469 E: -1336.2312  
N1°22'02"W DIST: 627.22  
PT: 3 N: 588.3945 E: -1351.1969  
N87°34'48"E DIST: 836.78  
PT: 4 N: 623.7270 E: -515.1632  
N1°44'18"W DIST: 300.21  
PT: 5 N: 923.7989 E: -524.2700  
N88°59'49"E DIST: 897.75  
PT: 6 N: 939.5146 E: 373.3424  
S2°59'41"E DIST: 913.97  
PT: 7 N: 26.7928 E: 421.0918  
S86°21'35"W DIST: 421.95  
PT: 8 N: 0.0023 E: -0.0068

CLOSING BEARING/DISTANCE: S71°17'36"E DIST: 0.0072

MISCLOSURE: N: 0.0023 E: -0.0068

AREA: 31.567 ACRES



REFERENCE SURVEY VOL. D  
PAGE 672 IN THE TAX MAP OFFICE  
"2021"

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**LEGAL DESCRIPTION OF A 35.039 ACRE PARCEL  
FOR PAT WEAVER, ETAL.**

Being a parcel of land situated in part of the Southeast and Southwest Quarters of Section 22, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the center of said Section 22 and being the **POINT OF BEGINNING** of the hereinafter described parcel:

thence on an assumed bearing of N 87° 48' 44" E along the east-west half section line of said Section 22 a distance of 115.04 feet to a found MAG nail marking the centerline of State Highway 199, passing a found iron rod a distance of 58.94 feet;

thence S 13° 55' 41" E along the centerline of said State Highway 199 a distance of 193.80 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by L. Taylor and the centerline of an open ditch, referenced by a found iron rod situated N 53° 16' 42" W a distance of 89.54 feet;

thence S 65° 13' 03" W along said L. Taylor parcel and on or near the centerline of said open ditch a distance of 56.29 feet to a point, referenced by a found iron rod situated S 41° 09' 37" W a distance of 34.52 feet;

thence S 41° 09' 37" W along said L. Taylor parcel and on or near the centerline of said open ditch a distance of 406.54 feet to a point, referenced by a found iron rod situated S 63° 51' 58" E a distance of 17.00 feet, passing a found iron rod a distance of 34.52 feet;

thence S 25° 12' 15" W along said L. Taylor parcel and on or near the centerline of said open ditch a distance of 140.32 feet to a point, referenced by a found iron rod situated S 52° 50' 00" E a distance of 15.00 feet;

thence S 37° 55' 37" W along said L. Taylor parcel and on or near the centerline of said open ditch a distance of 200.73 feet to a point, referenced by a found iron rod situated N 87° 20' 40" E a distance of 23.00 feet;

REFERENCE SURVEY VOL. D  
PAGE 673 IN THE TAX MAP OFFICE "2021"

Tract 1 (35.039A)

thence S 38° 59' 40" W on or near the centerline of said open ditch a distance of 393.86 feet to a point, referenced by a set iron rod situated S 46° 16' 17" E a distance of 16.00 feet;

thence S 43° 11' 28" W on or near the centerline of said open ditch a distance of 494.00 feet to a point, referenced by a set iron rod situated S 42° 46' 25" W a distance of 99.61 feet;

thence S 60° 30' 58" W on or near the centerline of said open ditch a distance of 105.00 feet to a point, referenced by a set iron rod situated S 47° 56' 25" E a distance of 32.00 feet;

thence S 11° 37' 46" W on or near the centerline of said open ditch a distance of 112.00 feet to a point, referenced by a set iron rod situated N 27° 41' 53" E a distance of 99.69 feet;

thence S 35° 48' 17" W on or near the centerline of said open ditch a distance of 165.00 feet to a point, referenced by a set iron rod situated S 48° 11' 47" E a distance of 14.00 feet;

thence S 46° 26' 52" W on or near the centerline of said open ditch a distance of 215.00 feet to a point marking the east line of the west half of the southwest quarter of said Section 22, referenced by a set iron rod situated S 01° 22' 02" E a distance of 25.00 feet;

thence N 01° 22' 02" W along the east line of the west half of the southwest quarter of said Section 22 a distance of 1857.74 feet to a found iron rod marking the east-west half section line of said Section 22;

thence N 87° 48' 44" E along the east-west half section line of said Section 22 a distance of 1337.79 feet to the **POINT OF BEGINNING**.

Containing in all 35.039 acres of land, more or less, of which 0.305 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, 2021.

Prior Deed References – DV 197, Page 974; DV 198, Page 816; OR 218, Page 955; OR 218, Page 960; OR 259, Page 2282

21148-S      Tract 1



PT: 1 N: 0.0000 E: 0.0000  
N87°48'44"E DIST: 115.04  
PT: 2 N: 4.3916 E: 114.9561  
S13°55'41"E DIST: 193.80  
PT: 3 N: -183.7104 E: 161.6045  
S65°13'03"W DIST: 56.29  
PT: 4 N: -207.3058 E: 110.4984  
S41°09'37"W DIST: 406.54  
PT: 5 N: -513.3781 E: -157.0730  
S25°12'15"W DIST: 140.32  
PT: 6 N: -640.3391 E: -216.8276  
S37°55'37"W DIST: 200.73  
PT: 7 N: -798.6739 E: -340.2076  
S38°59'40"W DIST: 393.86  
PT: 8 N: -1104.7847 E: -588.0420  
S43°11'28"W DIST: 494.00  
PT: 9 N: -1464.9476 E: -926.1524  
S60°30'58"W DIST: 105.00  
PT: 10 N: -1516.6264 E: -1017.5543  
S11°37'46"W DIST: 112.00  
PT: 11 N: -1626.3273 E: -1040.1314  
S35°48'17"W DIST: 165.00  
PT: 12 N: -1760.1448 E: -1136.6604  
S46°26'52"W DIST: 215.00  
PT: 13 N: -1908.2831 E: -1292.4810  
N1°22'02"W DIST: 1857.74  
PT: 14 N: -51.0720 E: -1336.8071  
N87°48'44"E DIST: 1337.79  
PT: 15 N: -0.0024 E: 0.0077

CLOSING BEARING/DISTANCE: N72°53'08"W DIST: 0.0081

MISCLOSURE: N: -0.0024 E: 0.0077

AREA: 35.039 ACRES



REFERENCE SURVEY VOL. D  
PAGE 672 IN THE TAX MAP OFFICE  
"2021"

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**LEGAL DESCRIPTION OF A 30.230 ACRE PARCEL  
FOR PAT WEAVER, ETAL.**

Being a parcel of land situated in part of the Southeast and Southwest Quarters of Section 22, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the south quarter post of said Section 22;

thence on an assumed bearing of S 88° 20' 36" W along the south line of said Section 22 a distance of 1336.79 feet to a set iron rod marking the east line of the west half of the southwest quarter of said Section 22;

thence N 01° 22' 02" W along the east line of the west half of the southwest quarter of said Section 22 a distance of 627.22 to a point on or near the centerline of an open ditch and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 87° 34' 48" E a distance of 10.00 feet;

thence N 01° 22' 02" W along the east line of the west half of the southwest quarter of said Section 22 a distance of 216.00 feet to a point on or near the centerline of said open ditch, passing a set iron rod a distance of 191.00 feet;

thence N 46° 26' 52" E on or near the centerline of said open ditch a distance of 215.00 feet to a point, referenced by a set iron rod situated S 48° 11' 47" E a distance of 14.00 feet;

thence N 35° 48' 17" E on or near the centerline of said open ditch a distance of 165.00 feet to a point, referenced by a set iron rod situated N 27° 41' 53" E a distance of 99.69 feet;

thence N 11° 37' 46" E on or near the centerline of said open ditch a distance of 112.00 feet to a point, referenced by a set iron rod situated S 47° 56' 25" E a distance of 32.00 feet;

thence N 60° 30' 58" E on or near the centerline of said open ditch a distance of 105.00 feet to a point, referenced by a set iron rod situated S 42° 46' 25" W a distance of 99.61 feet;

REFERENCE SURVEY VOL D  
PAGE 673 IN THE TAX MAP OFFICE 2021  
Tract 2 (30.230A)

thence N 43° 11' 28" E on or near the centerline of said open ditch a distance of 494.00 feet to a point, referenced by a set iron rod situated S 46° 16' 17" E a distance of 16.00 feet;

thence N 38° 59' 40" E on or near the centerline of said open ditch a distance of 393.86 feet to a point marking a corner of a parcel of land now or formerly owned by L. Taylor, referenced by a found iron rod situated N 87° 20' 40" E a distance of 23.00 feet;

thence N 87° 20' 40" E along said L. Taylor parcel a distance of 636.23 feet to a found MAG nail marking the centerline of State Highway 199, passing two found iron rods at distances of 23.00 feet and 581.36 feet respectively;

thence S 12° 20' 41" E along the centerline of said State Highway 199 a distance of 186.66 feet to a set MAG nail marking the end of a spiral curve, referenced by a set iron rod situated S 77° 39' 19" W a distance of 54.39 feet;

thence along the centerline of said State Highway 199 on a spiral curve to the right a distance of 350.00 feet, having a chord of 349.91 feet and a chord bearing of S 10° 53' 02" E to a set MAG nail marking the beginning of a curve, referenced by a set iron rod situated S 82° 01' 49" W a distance of 45.00 feet;

thence along the centerline of said State Highway 199 on a curve to the right a distance of 24.00 feet, having a radius of 2291.83 feet, a chord of 24.00 feet and a chord bearing of S 07° 40' 11" E to a set MAG nail marking the end of a spiral curve, referenced by a set iron rod situated N 69° 49' 52" W a distance of 50.89 feet;

thence along the centerline of said State Highway 199 on a spiral curve to the right a distance of 205.43 feet, having a chord of 205.40 feet and a chord bearing of S 05° 19' 09" E to a found MAG nail marking a corner of a parcel of land now or formerly owned by S. Doran, Etux.;

thence S 88° 59' 49" W along said S. Doran, Etux. parcel a distance of 339.23 feet to a set iron rod marking a corner of said S. Doran, Etux. parcel, passing a found iron rod a distance of 40.41 feet;

thence S 02° 58' 33" E along said S. Doran, Etux. parcel a distance of 250.00 feet to a found iron rod marking a corner of said S. Doran, Etux. parcel;

thence S 88° 59' 49" W on a line a distance of 557.85 feet to a set iron rod;

thence S 01° 44' 18" E on a line a distance of 300.21 feet to a set iron rod;

thence S 87° 34' 48" W on a line a distance of 836.78 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 826.78 feet.

Containing in all 30.230 acres of land, more or less, of which 0.878 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 2021.

Prior Deed References – DV 197, Page 974; DV 198, Page 816; OR 218, page 955; OR 218, Page 960; OR 259, Page 2282

21148-S      Tract 2



REFERENCE SURVEY VOL. D  
PAGE 672 IN THE TAX MAP OFFICE

PT: 1 N: 0.0000 E: 0.0000  
 N1°22'02"W DIST: 216.00  
 PT: 2 N: 215.9385 E: -5.1538  
 N46°26'52"E DIST: 215.00  
 PT: 3 N: 364.0768 E: 150.6667  
 N35°48'17"E DIST: 165.00  
 PT: 4 N: 497.8944 E: 247.1958  
 N11°37'46"E DIST: 112.00  
 PT: 5 N: 607.5952 E: 269.7729  
 N60°30'58"E DIST: 105.00  
 PT: 6 N: 659.2740 E: 361.1748  
 N43°11'28"E DIST: 494.00  
 PT: 7 N: 1019.4370 E: 699.2852  
 N38°59'40"E DIST: 393.86  
 PT: 8 N: 1325.5477 E: 947.1196  
 N87°20'40"E DIST: 636.23  
 PT: 9 N: 1355.0253 E: 1582.6664  
 S12°20'41"E DIST: 186.66  
 PT: 10 N: 1172.6810 E: 1622.5730 (SPIRAL-RIGHT)  
 L = 350.00 CH = 349.91 CH BRG = S10°53'02"E  
 PT: 11 N: 829.0653 E: 1688.6427 (CURVE-RIGHT)  
 DELTA = 0°36'00" R = 2291.83 L = 24.00 CH = 24.00 CH BRG = S7°40'11"E  
 PT: 13 N: 805.2800 E: 1691.8458 (SPIRAL-RIGHT)  
 L = 205.43 CH = 205.40 CH BRG = S5°19'09"E  
 PT: 14 N: 600.7645 E: 1710.8872  
 S88°59'49"W DIST: 339.23  
 PT: 15 N: 594.8260 E: 1371.7091  
 S2°58'33"E DIST: 250.00  
 PT: 16 N: 345.1631 E: 1384.6878  
 S88°59'49"W DIST: 557.85  
 PT: 17 N: 335.3976 E: 826.9233  
 S1°44'18"E DIST: 300.21  
 PT: 18 N: 35.3257 E: 836.0302  
 S87°34'48"W DIST: 836.78  
 PT: 19 N: -0.0068 E: -0.0035

CLOSING BEARING/DISTANCE: N27°28'15"E DIST: 0.0077

MISCLOSURE: N: -0.0068 E: -0.0035

AREA: 30.230 ACRES



REFERENCE SURVEY VOL. D  
 PAGE 472 IN THE TAX MAP OFFICE  
 "2021"