

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

**LEGAL DESCRIPTION OF A 8.757 ACRE PARCEL
FOR DAVID SNIFFEN III**

Being a parcel of land situated in part of the Northeast and Northwest Quarters of Section 28, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 28 and the centerline of County Highway 30;

thence on an assumed bearing of S 89° 13' 04" E along the north line of said Section 28 and the centerline of said County Highway 30 a distance of 1349.53 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by T. & V. Stillberger Trustees and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 51° 22' 31" E a distance of 40.70 feet;

thence continuing S 89° 13' 04" E along the north line of said Section 28 and the centerline of said County Highway 30 a distance of 107.49 feet to a point marking a corner of said T. & V. Stillberger, Trustees parcel;

thence S 51° 18' 02" E along said T. & V. Stillberger, Trustees parcel and a parcel of land now or formerly owned by K. Sniffen, Etux. a distance of 1826.56 feet to a point marking the east line of said K. Sniffen, Etux. parcel, passing a found iron rod a distance of 40.60 feet and a found iron pipe a distance of 1826.36 feet;

thence S 00° 51' 54" W on a line a distance of 83.57 feet to point marking a corner of said K. Sniffen, Etux. parcel, referenced by a found iron pipe situated S 70° 49' 41" E a distance of 0.39 feet;

thence continuing S 00° 51' 54" W along said K. Sniffen, Etux. parcel a distance of 108.18 feet to a set iron rod;

thence continuing S 00° 51' 54" W on a line a distance of 746.01 feet to a set iron rod marking the north line of a parcel of land now or formerly owned by V. Stillberger, Trustee;

Combo

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thence N 89° 15' 30" W along the north line of said V. Stillberger, Trustees parcel a distance of 268.63 feet to a point in the centerline of an open ditch marking the north-south half section line of said Section 28, passing a found iron rod a distance of 225.56 feet;

thence N 00° 59' 34" E along the north-south half section line of said Section 28 a distance of 745.54 feet to a found iron rod marking a corner of said T. & V. Stillberger, Trustees parcel, passing a found iron rod a distance of 48.94 feet;

thence N 00° 51' 54" E along the north-south half section line of said Section 28 and said T. & V. Stillberger, Trustees parcel a distance of 316.57 feet to a set iron rod marking a corner of said T. & V. Stillberger, Trustees parcel;

thence N 51° 18' 02" W along said T. & V. Stillberger, Trustees parcel a distance of 1582.14 feet to a point;

thence N 51° 22' 31" W along said T. & V. Stillberger, Trustees parcel a distance of 42.46 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 1.76 feet.

Containing in all 8.757 acres of land, more or less, of which 0.074 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 July 2022.

Prior Deed References – DV 216, Page 372; OR 191, Page 2129; OR 254, Page 1077

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PT: 1 N: 0.0000 E: 0.0000
S89°13'04"E DIST: 107.49
PT: 2 N: -1.4674 E: 107.4800
S51°18'02"E DIST: 1826.56
PT: 3 N: -1143.4969 E: 1532.9940
S0°51'54"W DIST: 937.76
PT: 4 N: -2081.1500 E: 1518.8371
N89°15'30"W DIST: 268.63
PT: 5 N: -2077.6728 E: 1250.2296
N0°59'34"E DIST: 745.54
PT: 6 N: -1332.2447 E: 1263.1471
N0°51'54"E DIST: 316.57
PT: 7 N: -1015.7108 E: 1267.9262
N51°18'02"W DIST: 1582.14
PT: 8 N: -26.5013 E: 33.1665
N51°22'31"W DIST: 42.46
PT: 9 N: 0.0029 E: -0.0055

CLOSING BEARING/DISTANCE: S62°00'29"E DIST: 0.0062

MISCLOSURE: N: 0.0029 E: -0.0055

AREA: 8.757 ACRES



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**LEGAL DESCRIPTION OF A 2.871 ACRE PARCEL
FOR DAVID SNIFFEN III**

Being a parcel of land situated in part of the Northeast and Northwest Quarters of Section 28, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 28 and the centerline of County Highway 30;

thence on an assumed bearing of S 89° 13' 04" E along the north line of said Section 28 and the centerline of said County Highway 30 a distance of 1349.53 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by T. & V. Stillberger Trustees and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 51° 22' 31" E a distance of 40.70 feet;

thence continuing S 89° 13' 04" E along the north line of said Section 28 and the centerline of said County Highway 30 a distance of 107.49 feet to a point marking a corner of said T. & V. Stillberger, Trustees parcel;

thence S 51° 18' 02" E along said T. & V. Stillberger, Trustees parcel and a parcel of land now or formerly owned by K. Sniffen, Etux. a distance of 1826.56 feet to a point marking the east line of said K. Sniffen parcel, passing a found iron rod a distance of 40.60 feet and a found iron pipe a distance of 1826.36 feet;

thence S 00° 51' 54" W on a line a distance of 83.57 feet to a point marking a corner of said K. Sniffen, Etux. parcel, referenced by a found iron pipe situated S 70° 49' 41" E a distance of 0.39 feet;

thence N 51° 18' 02" W along said K. Sniffen, Etux. parcel and along said T. & V. Stillberger, Trustees parcel a distance of 1920.16 feet to point, passing a set iron rod a distance of 338.02 feet;

thence N 51° 22' 31" W along said T. & V. Stillberger parcel a distance of 42.46 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 1.76 feet.

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Containing in all 2.871 acres of land, more or less, of which 0.074 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 July 2022.

Prior Deed References – OR 254, Page 1077

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PT: 1 N: 0.0000 E: 0.0000
S89°13'04"E DIST: 107.49
PT: 2 N: -1.4674 E: 107.4800
S51°18'02"E DIST: 1826.56
PT: 3 N: -1143.4969 E: 1532.9940
S0°51'54"W DIST: 83.57
PT: 4 N: -1227.0573 E: 1531.7324
N51°18'02"W DIST: 1920.16
PT: 5 N: -26.5059 E: 33.1695
N51°22'31"W DIST: 42.46
PT: 6 N: -0.0017 E: -0.0024

CLOSING BEARING/DISTANCE: N55°14'40"E DIST: 0.0029

MISCLOSURE: N: -0.0017 E: -0.0024

AREA: 2.871 ACRES



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**LEGAL DESCRIPTION OF A 1.301 ACRE PARCEL
FOR DAVID SNIFFEN III**

Being a parcel of land situated in part of the Northeast Quarter of Section 28, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 28 and the centerline of County Highway 30;

thence on an assumed bearing of S 89° 13' 04" E along the north line of said Section 28 and the centerline of said County Highway 30 a distance of 1349.53 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by T. & V. Stillberger Trustees, referenced by a found iron rod situated S 51° 22' 31" E a distance of 40.70 feet;

thence continuing S 89° 13' 04" E along the north line of said Section 28 and the centerline of said County Highway 30 a distance of 107.49 feet to a point marking a corner of said T. & V. Stillberger, Trustees parcel;

thence S 51° 18' 02" E along said T. & V. Stillberger, Trustees parcel and a parcel of land now or formerly owned by K. Sniffen, Etux. a distance of 1826.56 feet to a point marking the east line of said K. Sniffen Etux. parcel, passing a found iron rod a distance of 40.60 feet and a found iron pipe a distance of 1826.36 feet;

thence S 00° 51' 54" W on a line a distance of 83.57 feet to point marking a corner of said K. Sniffen, Etux. parcel and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron pipe situated S 70° 49' 41" E a distance of 0.39 feet;

thence S 00° 51' 54" W along said K. Sniffen, Etux. parcel a distance of 108.18 feet to a set iron rod marking a corner of said K. Sniffen, Etux. parcel;

thence N 89° 21' 38" W along said K. Sniffen, Etux. parcel a distance of 266.97 feet to a found iron rod marking a corner of said T. & V. Stillberger, Trustees parcel and the north-south half section line of said Section 28;

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thence N 00° 51' 54" E along the north-south half section line of said section 28 and said T. & V. Stillberger, Trustees parcel a distance of 316.57 feet to a set iron rod marking a corner of said K. Sniffen, Etux. parcel;

thence S 51° 18' 02" E along said K. Sniffen, Etux. parcel a distance of 338.02 feet to the **POINT OF BEGINNING**.

Containing in all 1.301 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 July 2022.

Prior Deed References – OR 191, Page 2129

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PT: 1 N: 0.0000 E: 0.0000
S0°51'54"W DIST: 108.18
PT: 2 N: -108.1677 E: -1.6331
N89°21'38"W DIST: 266.97
PT: 3 N: -105.1882 E: -268.5865
N0°51'54"E DIST: 316.57
PT: 4 N: 211.3457 E: -263.8074
S51°18'02"E DIST: 338.02
PT: 5 N: 0.0037 E: -0.0043

CLOSING BEARING/DISTANCE: S48°57'35"E DIST: 0.0057

MISCLOSURE: N: 0.0037 E: -0.0043

AREA: 1.301 ACRES



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**LEGAL DESCRIPTION OF A 4.585 ACRE PARCEL
FOR DAVID SNIFFEN III**

Being a parcel of land situated in part of the Northeast Quarter of Section 28, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 28 and the centerline of County Highway 30;

thence on an assumed bearing of S 89° 13' 04" E along the north line of said Section 28 and the centerline of said County Highway 30 a distance of 1349.53 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by T. & V. Stillberger Trustees, referenced by a found iron rod situated S 51° 22' 31" E a distance of 40.70 feet;

thence continuing S 89° 13' 04" E along the north line of said Section 28 and the centerline of said County Highway 30 a distance of 107.49 feet to a point marking a corner of said T. & V. Stillberger, Trustees parcel;

thence S 51° 18' 02" E along said T. & V. Stillberger, Trustees parcel and a parcel of land now or formerly owned by K. Sniffen, Etux. a distance of 1826.56 feet to a point marking the east line of said K. Sniffen, Etux. parcel, passing a found iron rod a distance of 40.60 feet and a found iron pipe a distance of 1826.36 feet;

thence S 00° 51' 54" W on a line a distance of 83.57 feet to point marking a corner of said K. Sniffen, Etux. parcel, referenced by a found iron pipe situated S 70° 49' 41" E a distance of 0.39 feet;

thence continuing S 00° 51' 54" W along said K. Sniffen, Etux. parcel a distance of 108.18 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing S 00° 51' 54" W on a line a distance of 746.01 feet to a set iron rod marking the north line of a parcel of land now or formerly owned by V. Stillberger, Trustee;

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thence N 89° 15' 30" W along the north line of said V. Stillberger, Trustees parcel a distance of 268.63 feet to a point in the centerline of an open ditch marking the north-south half section line of said Section 28, passing a found iron rod a distance of 225.56 feet;

thence N 00° 59' 34" E along the north-south half section line of said Section 28 a distance of 745.54 feet to a found iron rod marking a corner of said K. Sniffen parcel, passing a found iron rod a distance of 48.94 feet;

thence S 89° 21' 38" E along the south line of said K. Sniffen, Etux. parcel a distance of 266.97 feet to the **POINT OF BEGINNING**.

Containing in all 4.585 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 July 2022.

Prior Deed References – DV 216, Page 372

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PT: 1 N: 0.0000 E: 0.0000
S0°51'54"W DIST: 746.01
PT: 2 N: -745.9250 E: -11.2622
N89°15'30"W DIST: 268.63
PT: 3 N: -742.4478 E: -279.8697
N0°59'34"E DIST: 745.54
PT: 4 N: 2.9803 E: -266.9521
S89°21'38"E DIST: 266.97
PT: 5 N: 0.0009 E: 0.0012

CLOSING BEARING/DISTANCE: S55°02'47"W DIST: 0.0015

MISCLOSURE: N: 0.0009 E: 0.0012

AREA: 4.585 ACRES



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