

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

**LEGAL DESCRIPTION OF A 3.954 ACRE PARCEL
FOR ROBERT DONELSON ESTATE**

Being a parcel of land situated in part of the Northeast and Northwest Quarters of Section 27, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the north quarter post of said Section 27;

thence on an assumed bearing of N 86° 21' 35" E along the north line of said Section 27 a distance of 421.95 feet to a found MAG nail marking the centerline of State Highway 199, passing a found iron rod a distance of 376.95 feet;

thence S 03° 01' 29" E along the centerline of said State Highway 199 a distance of 868.48 feet to a point, referenced by a set iron rod situated S 86° 58' 31" W a distance of 45.00 feet;

thence along the centerline of said State Highway 199 on a curve to the left a distance of 34.29 feet, having a chord of 34.29 feet and a chord bearing of S 03° 15' 12" E to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 88° 06' 19" W a distance of 43.51 feet;

thence along the centerline of said State Highway 199 on a curve to the left a distance of 100.67 feet, having a chord of 100.67 feet and a chord bearing of S 04° 09' 11" E to a set MAG nail marking a corner of a parcel of land now or formerly owned by A. Donelson;

thence S 76° 14' 42" W along said A. Donelson parcel a distance of 176.77 feet to a set iron rod, passing a found iron pipe a distance of 50.70 feet;

thence S 02° 29' 25" E along said A. Donelson parcel a distance of 283.09 feet to a point marking the north line of a parcel of land now or formerly owned by D. A. Toland, Trustee, referenced by a found iron pipe situated S 02° 29' 25" E a distance of 0.94 feet;

thence S 88° 06' 19" W along said D. A. Toland, Trustee parcel a distance of 367.81 feet to a set iron rod;

thence N 00° 44' 56" W on a line a distance of 420.08 feet to a set iron rod;

(TRACT)
(3.954A)

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thence N 88° 06' 19" E on a line a distance of 525.50 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 481.99 feet.

Containing in all 3.954 acres of land, more or less, of which 0.101 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 August 2022.

Prior Deed References – OR 272, Page 637

22087-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
DELTA = 1°20'33" R = 4297.18 L = 100.67 CH = 100.67 CHD BRG = S4°09'11"E
PT: 3 N: -100.4057 E: 7.2906
S76°14'42"W DIST: 176.77
PT: 4 N: -142.4364 E: -164.4098
S2°29'25"E DIST: 283.09
PT: 5 N: -425.2590 E: -152.1096
S88°06'19"W DIST: 367.81
PT: 6 N: -437.4200 E: -519.7185
N0°44'56"W DIST: 420.08
PT: 7 N: -17.3759 E: -525.2091
N88°06'19"E DIST: 525.50
PT: 8 N: -0.0012 E: 0.0036

CLOSING BEARING/DISTANCE: N71°53'45"W DIST: 0.0038

MISCLOSURE: N: -0.0012 E: 0.0036

AREA: 3.954 ACRES



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**LEGAL DESCRIPTION OF A 5.230 ACRE PARCEL
FOR ROBERT DONELSON ESTATE**

Being a parcel of land situated in part of the Northeast and Northwest Quarters of Section 27, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the north quarter post of said Section 27;

thence on an assumed bearing of N 86° 21' 35" E along the north line of said Section 27 a distance of 421.95 feet to a found MAG nail marking the centerline of State Highway 199, passing a found iron rod a distance of 376.95 feet;

thence S 03° 01' 29" E along the centerline of said State Highway 199 a distance of 868.48 feet to a point, referenced by a set iron rod situated S 86° 58' 31" W a distance of 45.00 feet;

thence along the centerline of said State Highway 199 on a curve to the left a distance of 34.29 feet, having a chord of 34.29 feet and a chord bearing of S 03° 15' 12" E to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 88° 06' 19" W a distance of 43.51 feet;

thence along the centerline of said State Highway 199 on a curve to the left a distance of 421.41 feet, having a chord of 421.24 feet and a chord bearing of S 06° 17' 28" E to a found MAG nail marking the north line of a parcel of land now or formerly owned by D. A. Toland;

thence S 88° 06' 19" W along said D. A. Toland, Trustee parcel a distance of 566.19 feet to a set iron rod;

thence N 00° 44' 56" W on a line a distance of 420.08 feet to a set iron rod;

thence N 88° 06' 19" E on a line a distance of 525.50 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 481.99 feet.

**(COMBO TRACT)
(5.230A)**

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Containing in all 5.230 acres of land, more or less, of which 0.438 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 August 2022.

Prior Deed References – OR 272, Page 637; DV 197, Page 672

22087-S Combo Tract



PT: 1 N: 0.0000 E: 0.0000
DELTA = 5°37'08" R = 4297.18 L = 421.41 CH = 421.24 CHD BRG = S6°17'28"E
PT: 3 N: -418.7033 E: 46.1595
S88°06'19"W DIST: 566.19
PT: 4 N: -437.4233 E: -519.7209
N0°44'56"W DIST: 420.08
PT: 5 N: -17.3792 E: -525.2115
N88°06'19"E DIST: 525.50
PT: 6 N: -0.0045 E: 0.0012

CLOSING BEARING/DISTANCE: N15°23'39"W DIST: 0.0047

MISCLOSURE: N: -0.0045 E: 0.0012

AREA: 5.230 ACRES



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**LEGAL DESCRIPTION OF A 5.235 ACRE PARCEL
FOR ROBERT DONELSON ESTATE**

Being a parcel of land situated in part of the Northeast and Northwest Quarters of Section 27, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the north quarter post of said Section 27 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 86° 21' 35" E along the north line of said Section 27 a distance of 421.95 feet to a found MAG nail marking the centerline of State Highway 199, passing a found iron rod a distance of 376.95 feet;

thence S 03° 01' 29" E along the centerline of said State Highway 199 a distance of 437.25 feet to a set MAG nail;

thence N 89° 37' 40" W on a line a distance of 553.70 feet to a set iron rod, passing a set iron rod a distance of 45.08 feet;

thence N 00° 44' 56" W on a line a distance of 402.97 feet to a set iron rod marking the north line of said Section 27;

thence N 88° 20' 36" E along the north line of said Section 27 a distance of 114.83 feet to the **POINT OF BEGINNING**.

Containing in all 5.235 acres of land, more or less, of which 0.450 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 August 2022.

Prior Deed References – OR 272, Page 637

22087-S

Tract 1

(TRACT)
(5.235A)

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"2022"



PT: 1 N: 0.0000 E: 0.0000
N86°21'35"E DIST: 421.95
PT: 2 N: 26.7905 E: 421.0986
S3°01'29"E DIST: 437.25
PT: 3 N: -409.8504 E: 444.1710
N89°37'40"W DIST: 553.70
PT: 4 N: -406.2533 E: -109.5174
N0°44'56"W DIST: 402.97
PT: 5 N: -3.3177 E: -114.7843
N88°20'36"E DIST: 114.83
PT: 6 N: 0.0021 E: -0.0023

CLOSING BEARING/DISTANCE: S47°29'44"E DIST: 0.0031

MISCLOSURE: N: 0.0021 E: -0.0023

AREA: 5.235 ACRES



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