

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 2)  
(3.954A)

REFERENCE SURVEY VOL. D  
PAGE 679 IN THE TAX MAP OFFICE  
"2022"

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



REFERENCE SURVEY VOL D  
PAGE 679 IN THE TAX MAP OFFICE

"2022"

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

---

**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)  
(5.230 A)

REFERENCE SURVEY VOL D  
PAGE 679 IN THE TAX MAP OFFICE  
"2022"

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



REFERENCE SURVEY VOL 0  
PAGE 679 IN THE TAX MAP OFFICE

"2022"

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

---

**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)

REFERENCE SURVEY VOL. D  
PAGE 679 IN THE TAX MAP OFFICE

"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



REFERENCE SURVEY VOL. D  
PAGE 679 IN THE TAX MAP OFFICE

"2022"