

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

LEGAL DESCRIPTION OF A 74.398 ACRE PARCEL
FOR N. KOEHLER, TRUSTEE

Being a parcel of land situated in part of the Southwest Quarter of Section 17, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of said Section 17 and the centerline of County Highway 47 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 00° 07' 01" E along the west line of said Section 17 a distance of 2164.68 feet to a set iron rod marking a corner of a parcel of land now or formerly owned by P. Anderson, Trustee;

thence S 89° 40' 17" E along said P. Anderson, Trustee parcel a distance of 1774.37 feet to a set MAG nail marking the centerline of State Highway 53, passing a set iron rod a distance of 1744.30 feet;

thence S 04° 06' 20" W along said State Highway 53 a distance of 235.48 feet to a set MAG nail, referenced by a set iron rod situated N 85° 53' 29" W a distance of 30.00 feet;

thence S 04° 06' 41" W along said State Highway 53 a distance of 1009.05 feet to a set MAG nail;

thence N 89° 32' 06" W on a line a distance of 546.10 feet to set iron rod, passing a set iron rod a distance of 30.06 feet;

thence S 01° 45' 23" W on a line a distance of 491.00 feet to a set iron rod;

thence S 89° 42' 48" E on a line a distance of 135.05 feet to a set iron rod;

thence S 01° 45' 23" W on a line a distance of 394.60 feet to a set iron rod marking the north line of a parcel of land now or formerly owned by Wyandot County Commissioners;

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thence N 89° 42' 48" W along said Wyandot County Commissioners parcel a distance of 128.84 feet to a found iron rod marking a corner of said Wyandot County Commissioners parcel;

thence S 80° 04' 58" W along said Wyandot County Commissioners parcel a distance of 101.61 feet to a found iron rod marking a corner of said Wyandot County Commissioners parcel;

thence S 00° 17' 12" W along said Wyandot County Commissioners parcel a distance of 20.00 feet to a set MAG nail marking the south line of said Section 17 and the centerline said County Highway 47, referenced by a found iron rod situated N 00° 17' 12" E a distance of 20.00 feet;

thence N 89° 42' 48" W along the south line of said Section 17 and the centerline of said County Highway 47 a distance of 1022.36 feet to the **POINT OF BEGINNING**.

Containing in all 74.398 acres of land, more or less, of which 1.326 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 December 2023.

Prior Deed References – DV 195, Page 444; DV 197, Page 763; OR 153, Page 795; OR 157, Page 261; OR 246, Page 533; OR 246, Page 1640.

23182-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N0°07'01"E DIST: 2164.68
PT: 2 N: 2164.6755 E: 4.4183
S89°40'17"E DIST: 1774.37
PT: 3 N: 2154.4989 E: 1778.7591
S4°06'20"W DIST: 235.48
PT: 4 N: 1919.6232 E: 1761.9001
S4°06'41"W DIST: 1009.05
PT: 5 N: 913.1699 E: 1689.5555
N89°32'06"W DIST: 546.10
PT: 6 N: 917.6019 E: 1143.4735
S1°45'23"W DIST: 491.00
PT: 7 N: 426.8326 E: 1128.4244
S89°42'48"E DIST: 135.05
PT: 8 N: 426.1569 E: 1263.4727
S1°45'23"W DIST: 394.60
PT: 9 N: 31.7423 E: 1251.3782
N89°42'48"W DIST: 128.84
PT: 10 N: 32.3869 E: 1122.5398
S80°04'58"W DIST: 101.61
PT: 11 N: 14.8871 E: 1022.4481
S0°17'12"W DIST: 20.00
PT: 12 N: -5.1126 E: 1022.3480
N89°42'48"W DIST: 1022.36
PT: 13 N: 0.0025 E: 0.0008

CLOSING BEARING/DISTANCE: S18°41'11"W DIST: 0.0026

MISCLOSURE: N: 0.0025 E: 0.0008

AREA: 74.398 ACRES



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(TRACT 2)

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

**LEGAL DESCRIPTION OF A 3.810 ACRE PARCEL
FOR N. KOEHLER, TRUSTEE**

Being a parcel of land situated in part of the Southwest Quarter of Section 17, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of said Section 17 and the centerline of County Highway 47;

thence on an assumed bearing of S 89° 42' 48" E along the south line of said Section 17 and the centerline of said County Highway 47 a distance of 1290.23 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by Wyandot County Commissioners, referenced by a found iron rod situated N 01° 45' 23" E a distance of 38.01 feet;

thence N 01° 45' 23" E along said Wyandot County Commissioners parcel a distance of 38.01 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by R. Konkle and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 89° 42' 48" W along said Wyandot County Commissioners parcel a distance of 40.01 feet to a set iron rod;

thence N 01° 45' 23" E on a line a distance of 394.60 feet to a set iron rod;

thence N 89° 42' 48" W on a line a distance of 135.05 feet to a set iron rod;

thence N 01° 45' 23" E on a line a distance of 491.00 feet to set iron rod;

thence S 89° 32' 06" E on a line a distance of 546.10 feet to a set MAG nail marking the centerline of State Highway 53, passing a set iron a distance of 516.04 feet;

thence S 04° 06' 41" W along the centerline of said State Highway 53 a distance of 175.35 feet to a found railroad spike marking a corner of a parcel of land now or formerly owned by Richards Farms;

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"2023" Tract 1

thence N 89° 32' 06" W along said Richards Farms parcel a distance of 363.85 feet to a found iron rod marking a corner of said Richards Farms parcel, passing a set iron rod a distance of 30.06 feet;

thence S 01° 45' 23" W along said Richards Farms parcel and said R. Konkle parcel a distance of 710.02 feet to the **POINT OF BEGINNING**.

Containing in all 3.810 acres of land, more or less, of which 0.121 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 December 2023.

Prior Deed References – DV 195, Page 444, DV 197, Page 763; OR 153, Page 795; OR 157, Page 261; OR 246, Page 533; OR 246, Page 1640.

23182-S Tract 1 Adjoiner only parcel



PT: 1 N: 0.0000 E: 0.0000
N89°42'48"W DIST: 40.01
PT: 2 N: 0.2002 E: -40.0095
N1°45'23"E DIST: 394.60
PT: 3 N: 394.6148 E: -27.9150
N89°42'48"W DIST: 135.05
PT: 4 N: 395.2905 E: -162.9633
N1°45'23"E DIST: 491.00
PT: 5 N: 886.0598 E: -147.9142
S89°32'06"E DIST: 546.10
PT: 6 N: 881.6278 E: 398.1678
S4°06'41"W DIST: 175.35
PT: 7 N: 706.7291 E: 385.5960
N89°32'06"W DIST: 363.85
PT: 8 N: 709.6820 E: 21.7580
S1°45'23"W DIST: 710.02
PT: 9 N: -0.0045 E: -0.0041

CLOSING BEARING/DISTANCE: N42°51'57"E DIST: 0.0061

MISCLOSURE: N: -0.0045 E: -0.0041

AREA: 3.810 ACRES



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12023'