

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

**LEGAL DESCRIPTION OF A 3.056 ACRE PARCEL
FOR TERI BELL**

Being a parcel of land situated in part of the Southwest Quarter of Section 9, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 9 and marking the centerline of County Highway 44 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 90° 00' 00" W along the south line of said Section 9 and the centerline of said County Highway 44 a distance of 40.00 feet to a set MAG nail;

thence N 00° 24' 53" W a distance of 222.71 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 81° 16' 12" W a distance of 527.32 feet to a set iron rod;

thence N 00° 19' 05" E a distance of 265.79 feet to a set iron rod situated on the south line of a parcel of land owned by E. and G. Walton, Trustees;

thence S 89° 47' 04" E along said parcel a distance of 558.41 feet to a point on the North-South half section line, passing a found iron rod a distance of 557.85 feet;

thence S 00° 24' 53" E along said half section line a distance of 406.36 feet to the **POINT OF BEGINNING**.

Containing in all 3.056 acres of land, more or less, of which 0.018 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 February, 2016.

REFERENCE SURVEY VOL. *C*
PAGE 160B IN THE TAX MAP OFF

(TRACT 2) (2016)

Prior Deed References -- Deed Volume 186, Pages 346; OR 237, Pages 867.

15145-S

TRACT 2



PT: 1 N: 0.0000 E: 0.0000
N90°00'00"W DIST: 40.00
PT: 2 N: 0.0000 E: -40.0000
N0°24'53"W DIST: 222.71
PT: 3 N: 222.7042 E: -41.6120
S81°16'12"W DIST: 527.32
PT: 4 N: 142.6684 E: -562.8228
N0°19'05"E DIST: 265.79
PT: 5 N: 408.4543 E: -561.3474
S89°47'04"E DIST: 558.41
PT: 6 N: 406.3535 E: -2.9413
S0°24'53"E DIST: 406.36
PT: 7 N: 0.0041 E: 0.0000

CLOSING BEARING/DISTANCE: S0°05'53"W DIST: 0.0041

MISCLOSURE: N= 0.0041, E= 0.0000

AREA: 3.056 ACRES



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KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 6.000 ACRE PARCEL
FOR TERI BELL**

Being a parcel of land situated in part of the Southwest Quarter of Section 9, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 9 and marking the centerline of County Highway 44;

thence on an assumed bearing of N 90° 00' 00" W along the south line of said Section 9 and the centerline of said County Highway 44 a distance of 40.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 00° 24' 53" W a distance of 20.00 feet;

thence continuing N 90° 00' 00" W along the south line of said Section 9 and the centerline of said County Highway 44 a distance of 926.04 feet to a found railroad spike marking the southeast corner of a parcel of land owned by T. McDaniel;

thence N 00° 31' 23" W along said parcel a distance of 410.00 feet to a found iron rod situated on the south line of a parcel owned by E. and G. Walton, Trustees;

thence S 89° 47' 04" E along said parcel a distance of 408.44 feet to a set iron rod;

thence S 00° 19' 05" W a distance of 265.79 feet to a set iron rod;

thence N 81° 16' 12" E a distance of 527.32 feet to a set iron rod;

thence S 00° 24' 53" E a distance of 222.71 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 202.71 feet.

Containing in all 6.000 acres of land, more or less, of which 0.425 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.

REFERENCE SURVEY VOL. C
PAGE 1608 IN THE TAX MAP OFFICE

(TRACT 1) (2016)

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in February, 2016.

Prior Deed References – Deed Volume 186, Pages 346; OR 237, Pages 867.

15145-S

TRACT 1



PT: 1 N: 0.0000 E: 0.0000
N90°00'00"E DIST: 926.04
PT: 2 N: 0.0000 E: -926.0400
N0°31'23"W DIST: 410.00
PT: 3 N: 409.9829 E: -929.7829
S89°47'04"E DIST: 408.44
PT: 4 N: 408.4463 E: -521.3457
S0°19'05"W DIST: 265.79
PT: 5 N: 142.6604 E: -522.8212
N81°16'12"E DIST: 527.32
PT: 6 N: 222.6962 E: -1.6104
S0°24'53"E DIST: 222.71
PT: 7 N: -0.0080 E: 0.0016

CLOSING BEARING/DISTANCE: N11°24'18"W DIST: 0.0082

MISCLOSEURE: N= -0.0080, E= 0.0016

AREA: 6.000 ACRES



REFERENCE SURVEY VOL. C
PAGE 1608 OF THE 1608 PGS.

(2016)