

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

**LEGAL DESCRIPTION OF A 2.755 ACRE PARCEL
FOR GREGG VAUGHN**

Being a parcel of land situated in part of the Northwest Quarter of Section 19, T-1-S,
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the north-south half
section line of said section 19 and the centerline of State Highway 103 and being the
POINT OF BEGINNING of the hereinafter described parcel, referenced by a found iron
rod situated N 00° 24' 49" E a distance of 30.00 feet;

thence on an assumed bearing of N 89° 32' 30" W along the centerline of said State
Highway 103 a distance of 272.50 feet to a set MAG nail;

thence N 01° 23' 36" E a distance of 475.00 feet to a set iron rod, passing set iron rods at
distances of 30.00 feet and 365.36 feet respectively;

thence S 83° 45' 49" E a distance of 80.15 feet to a set iron rod;

thence S 61° 04' 40" E a distance of 62.43 feet to a set iron rod;

thence S 82° 54' 01" E a distance of 130.67 feet to a set iron rod on the east-west half
section line of said section 19;

thence S 00° 24' 49" W along said line a distance of 422.00 feet to the **POINT OF
BEGINNING**, passing found iron rods at distances of 34.02 feet, 55.50 feet and 392.00
feet, respectively.

Containing in all 2.755 acres of land, more or less, of which 0.188 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.

KOEHLER SURVEYING, INC. **C**
1619
TRACT 4
(2.755A) **(2016)**

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

Prior Deed References – OR 131, Page 89 and OR 215, Page 2508

16040-S Tract 4



PT: 1 N: 0.0000 E: 0.0000
N89°32'30"W DIST: 272.50
PT: 2 N: 2.1798 E: -272.4913
N1°23'36"E DIST: 475.00
PT: 3 N: 477.0394 E: -260.9412
S83°45'49"E DIST: 80.15
PT: 4 N: 468.3326 E: -181.2656
S61°04'40"E DIST: 62.43
PT: 5 N: 438.1401 E: -126.6220
S82°54'01"E DIST: 130.67
PT: 6 N: 421.9897 E: 3.0461
S0°24'49"W DIST: 422.00
PT: 7 N: 0.0007 E: -0.0003

CLOSING BEARING/DISTANCE: S20°02'11"E DIST: 0.0008

MISCLOSURE: N: 0.0007 E: -0.0003

AREA: 2.755 ACRES



REFERENCE SURVEY VOL. C
PAGE 1619 IN THE TAX MAP CASE.
TRACT 4

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

**LEGAL DESCRIPTION OF A 7.909 ACRE PARCEL
FOR GREGG VAUGHN**

Being a parcel of land situated in part of the Northwest Quarter of Section 19, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the north-south half section line of said Section 19 and the centerline of State Highway 103;

thence on an assumed bearing of N 89° 32' 30" W along the centerline of said State Highway 103 a distance of 272.50 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 01° 23' 36" E a distance of 30.00-feet;

thence continuing N 89° 32' 30" W along the centerline of said State Highway 103 a distance of 723.76 feet to a set MAG nail marking the east line of a parcel of land now or formerly owned by D. Mewhorter, Etal;

thence N 00° 02' 00" W along the east line of said Mewhorter parcel a distance of 127.00 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 89° 32' 30" W along the north line of said Mewhorter parcel a distance of 340.00 feet to a found MAG nail on the centerline of Township Highway 107, passing a set iron rod a distance of 310.00 feet;

thence N 00° 02' 00" W along the centerline of said Township Highway 107 a distance of 233.52 feet to a found MAG nail;

thence S 89° 47' 53" E a distance of 1072.83 feet to a set iron rod;

thence S 01° 23' 36" W a distance of 365.36 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 335.36 feet.

Containing in all 7.909 acres of land, more or less, of which 0.660 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.

REFERENCE SURVEY VOL. C
PAGE 1619 IN THE TAX MAP OFFICE

(TRACT 1)
(2016) (7.909A)

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 June 2016.

Prior Deed References – OR 215, Page 2508

16040-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
N89°32'30"W DIST: 723.76
PT: 2 N: 5.7896 E: -723.7368
N0°02'00"W DIST: 127.00
PT: 3 N: 132.7896 E: -723.8107
N89°32'30"W DIST: 340.00
PT: 4 N: 135.5094 E: -1063.7999
N0°02'00"W DIST: 233.52
PT: 5 N: 369.0293 E: -1063.9357
S89°47'53"E DIST: 1072.83
PT: 6 N: 365.2480 E: 8.8876
S1°23'36"W DIST: 365.36
PT: 7 N: -0.0039 E: 0.0036

CLOSING BEARING/DISTANCE: N42°19'42"W DIST: 0.0053

MISCLOSURE: N= -0.0039, E= 0.0036

AREA: 7.909 ACRES



REFERENCE SURVEY VOL. C
PAGE 1619 IN THE TAX MAP OFFICE

2016

TRACT 1

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

**LEGAL DESCRIPTION OF A 19.667 ACRE PARCEL
FOR GREGG VAUGHN**

Being a parcel of land situated in part of the Northwest Quarter of Section 19, T-1-S,
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the north-south half
section line of said section 19 and the centerline of State Highway 103;

thence on an assumed bearing of N 00° 24' 49" E along said north-south half section line
a distance of 422.00 feet to a set iron rod and being the **POINT OF BEGINNING** of the
hereinafter described parcel, passing found iron rods at distances of 30.00 feet, 366.50
feet and 387.98 feet respectively;

thence N 82° 54' 01" W a distance of 130.67 feet to a set iron rod;

thence N 61° 04' 40" W a distance of 62.43 feet to a set iron rod;

thence N 83° 45' 49" W a distance of 80.15 feet to a set iron rod;

thence S 01° 23' 36" W a distance of 109.64 feet to a set iron rod;

thence N 89° 47' 53" W a distance of 1072.83 feet to a found MAG nail on the centerline
of Township Highway 107, passing a found iron rod a distance of 1042.83 feet;

thence N 00° 02' 00" W along the centerline of said Township Highway 107 a distance
of 654.56 feet to a found MAG nail;

thence S 89° 47' 53" E a distance of 1344.19 feet to a found iron rod on said north-south
half section line, passing a found iron rod a distance of 30.00 feet;

thence S 00° 24' 49" W along said half section line a distance of 599.06 feet to the
POINT OF BEGINNING.

Containing in all 19.667 acres of land, more or less, of which 0.451 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 June 2016.

Prior Deed References – OR 131, Page 89

16040-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N82°54'01"W DIST: 130.67
PT: 2 N: 16.1504 E: -129.6681
N61°04'40"W DIST: 62.43
PT: 3 N: 46.3429 E: -184.3116
N83°45'49"W DIST: 80.15
PT: 4 N: 55.0496 E: -263.9873
S1°23'36"W DIST: 109.64
PT: 5 N: -54.5579 E: -266.6533
N89°47'53"W DIST: 1072.83
PT: 6 N: -50.7767 E: -1339.4766
N0°02'00"W DIST: 654.56
PT: 7 N: 603.7832 E: -1339.8575
S89°47'53"E DIST: 1344.19
PT: 8 N: 599.0455 E: 4.3242
S0°24'49"W DIST: 599.06
PT: 9 N: 0.0011 E: -0.0003

CLOSING BEARING/DISTANCE: S15°19'05"E DIST: 0.0012

MISCLOSURE: N= 0.0011, E= -0.0003

AREA: 19.667 ACRES



REFERENCE SURVEY VOL. C
PAGE 1619 IN THE TAX MAP OFFICE

TRACT 2

-2016-

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

LEGAL DESCRIPTION OF A 10.079 ACRE PARCEL
FOR GREGG VAUGHN

Being a parcel of land situated in part of the Northwest Quarter of Section 19, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the north-south half section line of said section 19 and the centerline of State Highway 103;

thence on an assumed bearing of N 00° 24' 49" E along said north-south half section line of said section 19 a distance of 1021.06 feet to a found iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing found iron rods at distances of 30.00 feet, 366.50 feet, 387.98 feet and a set iron rod a distance of 422.00 feet respectively;

thence N 89° 47' 53" W a distance of 1344.19 feet to a found MAG nail on the centerline of Township Highway 107, passing a found iron rod a distance of 1314.19 feet;

thence N 00° 02' 00" W along the centerline of said Township Highway 107 a distance of 63.17 feet to a found iron rod;

thence N 20° 07' 42" E along said Township Highway 107 a distance of 133.97 feet to a found iron rod;

thence N 27° 20' 14" E along said Township Highway 107 a distance of 165.63 feet to a found iron rod marking the south line of a parcel of land now or formerly owned by D. L. Grove;

thence S 89° 55' 04" E along the south line of said Grove parcel a distance of 1224.50 feet to a found iron rod on the north-south half section line of said section 19;

thence S 00° 24' 49" W along said half section line a distance of 339.09 feet to the **POINT OF BEGINNING**.

Containing in all 10.079 acres of land, more or less, of which 0.250 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.

REFERENCE SURVEY VOL. C
PAGE 1619 IN THE TAX MAP OFFICE
(10.079A) TRACT 3
(2011)

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 June 2016.

Prior Deed References – OR 215, Page 2508

16040-S Tract 3



PT: 1 N: 0.0000 E: 0.0000
N89°47'53"W DIST: 1344.19
PT: 2 N: 4.7377 E: -1344.1817
N0°02'00"W DIST: 63.17
PT: 3 N: 67.9077 E: -1344.2184
N20°07'42"E DIST: 133.97
PT: 4 N: 193.6954 E: -1298.1161
N27°20'14"E DIST: 165.63
PT: 5 N: 340.8277 E: -1222.0544
S89°55'04"E DIST: 1224.50
PT: 6 N: 339.0705 E: 2.4444
S0°24'49"W DIST: 339.09
PT: 7 N: -0.0107 E: -0.0035

CLOSING BEARING/DISTANCE: N17°55'36"E DIST: 0.0113

MISCLOSURE: N= -0.0107, E= -0.0035

AREA: 10.079 ACRES



REFERENCE SURVEY VOL. C
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TRACT 3