

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

**LEGAL DESCRIPTION OF A 0.688 ACRE PARCEL
FOR JIM MAY**

Being a parcel of land situated in part of the Northwest Quarter of Section 8, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the northwest corner of said Section 8 and the intersection of the centerlines of Township Highway 42 and County Highway 157, referenced by a set iron rod situated S 44° 49' 50" E a distance of 42.50 feet;

thence on an assumed bearing of S 00° 04' 29" W along the west line of said Section 8 and the centerline of said County Highway 157 a distance of 426.62 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 89° 44' 53" E a distance of 30.00 feet;

thence S 89° 44' 53" E on a line a distance of 175.23 feet to a set iron rod marking the east line of a parcel of land now or formerly owned by Jim May Properties, LLC, passing the aforementioned set iron rod a distance of 30.00 feet;

thence S 00° 03' 47" E along the east line of said Jim May Properties, LLC parcel a distance of 171.94 feet to a found iron rod marking the southeast corner of said Jim May Properties, LLC parcel;

thence N 89° 04' 49" W along the south line of said Jim May Properties, LLC parcel and a north line of said Price parcel a distance of 175.29 feet to a set MAG nail marking the west line of said Section 8 and the centerline of County Highway 157, passing a set iron rod for reference a distance of 145.29 feet;

thence N 00° 04' 29" W along the west line of said Section 8 and the centerline of said County Highway 157 a distance of 169.90 feet to the **POINT OF BEGINNING**.

Containing in all 0.688 acres of land, more or less, of which 0.117 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.

REFERENCE SURVEY VOL

PAGE 1716 IN THE TAX MAP OFFICE
Tract 3 (0.688A) "2019"

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 2018.

Prior Deed References – OR 252, Page 1282

18142-S Tract 3



PT: 1 N: 0.0000 E: 0.0000
S89°44'53"E DIST: 175.23
PT: 2 N: -0.7705 E: 175.2283
S0°03'47"W DIST: 171.94
PT: 3 N: -172.7104 E: 175.0391
N89°04'49"W DIST: 175.29
PT: 4 N: -169.8968 E: -0.2283
N0°04'29"E DIST: 169.90
PT: 5 N: 0.0031 E: -0.0068

CLOSING BEARING/DISTANCE: S65°23'36"E DIST: 0.0074

MISCLOSURE: N: 0.0031 E: -0.0068

AREA: 0.688 ACRES



REFERENCE SURVEY VOL. C
PAGE 1716 IN THE TAX MAP OFFICE
"2019"

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**LEGAL DESCRIPTION OF A 0.804 ACRE PARCEL
FOR JIM MAY**

Being a parcel of land situated in part of the Northwest Quarter of Section 8, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the northwest corner of said Section 8 and the intersection of the centerlines of Township Highway 42 and County Highway 157 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 44° 49' 50" E a distance of 42.50 feet;

thence on an assumed bearing of S 89° 44' 10" E along the north line of said Section 8 and the centerline of said Township Highway 42 a distance of 175.15 feet to a set MAG nail, referenced by a set iron rod situated S 00° 03' 47" W a distance of 30.00 feet;

thence S 00° 03' 47" W on a line a distance of 199.91 feet to a set iron rod marking the northeast corner of a parcel of land now or formerly owned by Jim May Properties, LLC, passing the aforementioned iron rod a distance of 30.00 feet;

thence N 89° 44' 53" W along the north line of said Jim May Properties, LLC parcel a distance of 175.19 feet to a found railroad spike marking the west line of said Section 8 and the centerline of County Highway 157, passing a set iron rod for reference a distance of 145.19 feet;

thence N 00° 04' 29" W along the west line of said Section 8 and the centerline of said County Highway 157 a distance of 199.95 feet to the **POINT OF BEGINNING**.

Containing in all 0.804 acres of land, more or less, of which 0.238 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 2018.

REFERENCE SURVEY VOL C
PAGE 1716 IN THE TAX MAP OFFICE
(Tract 1 0.804A) "2019"

Prior Deed References – OR 221, Page 318, OR 252, Page 1274, OR 252, Page 1276.

18142-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
S89°44'10"E DIST: 175.15
PT: 2 N: -0.8067 E: 175.1481
S0°03'47"W DIST: 199.91
PT: 3 N: -200.7166 E: 174.9281
N89°44'53"W DIST: 175.19
PT: 4 N: -199.9462 E: -0.2602
N0°04'29"E DIST: 199.95
PT: 5 N: 0.0036 E: 0.0006

CLOSING BEARING/DISTANCE: S9°20'13"W DIST: 0.0037

MISCLOSURE: N: 0.0036 E: 0.0006

AREA: 0.804 ACRES



REFERENCE SURVEY VOL. C
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**LEGAL DESCRIPTION OF A 0.912 ACRE PARCEL
FOR JIM MAY**

Being a parcel of land situated in part of the Northwest Quarter of Section 8, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the northwest corner of said Section 8 and the intersection of the centerlines of Township Highway 42 and County Highway 157, referenced by a set iron rod situated S 44° 49' 50" E a distance of 42.50 feet;

thence on an assumed bearing of S 00° 04' 29" W along the west line of said Section 8 and the centerline of said County Highway 157 a distance of 199.95 feet to a found railroad spike marking the northwest corner of a parcel of land now or formerly owned by Jim May Properties, LLC and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 89° 44' 53" E a distance of 30.00 feet;

thence S 89° 44' 53" E along the north line of said Jim May Properties, LLC parcel a distance of 175.19 feet to a set iron rod marking the northeast corner of said Jim May Properties, LLC parcel, passing the aforementioned set iron rod a distance of 30.00 feet;

thence S 00° 03' 47" W along the east line of said Jim May Properties, LLC parcel a distance of 226.67 feet to a set iron rod;

thence N 89° 44' 53" W on a line a distance of 175.23 feet to a set MAG nail marking the west line of said Section 8 and the centerline of County Highway 157, passing a set iron rod for reference a distance of 145.23 feet;

thence N 00° 04' 29" W along the west line of said Section 8 and the centerline of said County Highway 157 a distance of 226.67 feet to the **POINT OF BEGINNING**.

Containing in all 0.912 acres of land, more or less, of which 0.156 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.

REFERENCE SURVEY VOL C
PAGE 1716 IN THE TAX MAP OFFICE
Tract 2 (0.912A) 2019"

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 2018.

Prior Deed References – OR 252, Page 1282

18142-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
S89°44'53"E DIST: 175.19
PT: 2 N: -0.7704 E: 175.1883
S0°03'47"W DIST: 226.67
PT: 3 N: -227.4402 E: 174.9388
N89°44'53"W DIST: 175.23
PT: 4 N: -226.6697 E: -0.2895
N0°04'29"E DIST: 226.67
PT: 5 N: 0.0001 E: 0.0062

CLOSING BEARING/DISTANCE: S88°52'46"W DIST: 0.0062

MISCLOSURE: N: 0.0001 E: 0.0062

AREA: 0.912 ACRES



REFERENCE SURVEY VOL. C
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2019