

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.

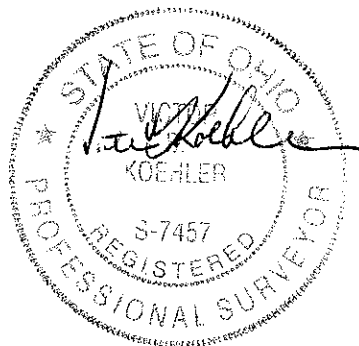
REFERENCE SURVEY VOL. C
PAGE 1776 IN THE TAX MAP OFFICE
Tract 3 (0.688A) "2019"

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

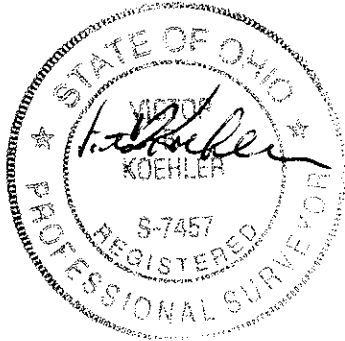


PT: 1 N: 0.0000 E: 0.0000
S89°44'53"E DIST: 175.23
PT: 2 N: -0.7705 E: 175.2283
S0°03'47"W DIST: 171.94
PT: 3 N: -172.7104 E: 175.0391
N89°04'49"W DIST: 175.29
PT: 4 N: -169.8968 E: -0.2283
N0°04'29"E DIST: 169.90
PT: 5 N: 0.0031 E: -0.0068

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 176 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

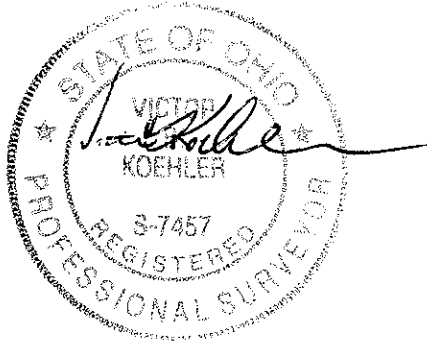


PT: 1 N: 0.0000 E: 0.0000
S89°44'10"E DIST: 175.15
PT: 2 N: -0.8067 E: 175.1481
S0°03'47"W DIST: 199.91
PT: 3 N: -200.7166 E: 174.9281
N89°44'53"W DIST: 175.19
PT: 4 N: -199.9462 E: -0.2602
N0°04'29"E DIST: 199.95
PT: 5 N: 0.0036 E: 0.0006

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

MISCLOSURE: N: 0.0036 E: 0.0006

AREA: 0.804 ACRES



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PAGE 1716 IN THE TAX MAP OFFICE
"2019"

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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 1776

IN THE TAX MAP OFFICE

Tract 2 (D. 9/2A) "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

PAGE 1716 IN THE TAX MAP OFFICE

"2019"