

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

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**LEGAL DESCRIPTION OF A 0.234 ACRE PARCEL  
FOR BILL COVER**

Being a parcel of land situated in part of the Southeast Quarter of Section 10, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 10 and the intersection of the centerlines of Township Highway 59 and Township Highway 10;

thence on an assumed bearing of N 00° 00' 00" E along the east line of said Section 10 and the centerline of said Township Highway 10 a distance of 1174.76 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 90° 00' 00" W a distance of 30.00 feet;

thence S 90° 00' 00" W on a line a distance of 255.00 feet to a set iron rod;

thence N 00° 00' 00" E on a line a distance of 40.00 feet to a found iron rod;

thence N 90° 00' 00" E on a line and along a parcel of land now or formerly owned by R. & S. Butte a distance of 255.00 feet to a found iron rod marking the east line of said Section 10 and the centerline of said Township Highway 10, passing found iron rods at distances of 38.27 feet and 230.00 feet, respectively;

thence S 00° 00' 00" W along the east line of said Section 10 and the centerline of said Township Highway 10 a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.234 acres of land, more or less, of which 0.028 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 2020.

REFERENCE SURVEY VOL. C  
PAGE 1786 IN THE TAX MAP OFFICE  
Tract 1 (0.234A) "2021"

Prior Deed References – OR 227, Page 2246, OR 225, Page 698

20166-S      Tract 1



PT: 1 N: 0.0000 E: 0.0000  
S90°00'00"W DIST: 255.00  
PT: 2 N: 0.0000 E: -255.0000  
N0°00'00"E DIST: 40.00  
PT: 3 N: 40.0000 E: -255.0000  
N90°00'00"E DIST: 255.00  
PT: 4 N: 40.0000 E: 0.0000  
S0°00'00"W DIST: 40.00  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.234 ACRES



REFERENCE SURVEY VOL C  
PAGE 1786 IN THE TAX MAP OFFICE  
"2021"

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**LEGAL DESCRIPTION OF A 2.400 ACRE PARCEL  
FOR BILL COVER**

Being a parcel of land situated in part of the Southeast Quarter of Section 10, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 10 and the intersection of the centerlines of Township Highway 59 and Township Highway 10;

thence on an assumed bearing of N 00° 00' 00" E along the east line of said Section 10 and the centerline of said Township Highway 10 a distance of 764.76 feet to a found railroad spike and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 90° 00' 00" W a distance of 30.00 feet;

thence S 90° 00' 00" W on a line a distance of 255.00 feet to a found iron rod;

thence N 00° 00' 00" E on a line a distance of 410.00 feet to a set iron rod;

thence N 90° 00' 00" E on a line distance of 255.00 feet to a set MAG nail marking the east line of said Section 10 and the centerline of said Township Highway 10, passing a set iron rod a distance of 225.00 feet;

thence S 00° 00' 00" W along the east line of said Section 10 and the centerline of said Township Highway 10 a distance of 410.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.400 acres of land, more or less, of which 0.282 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 2020.

Prior Deed References – OR 227, Page 2246, OR 225, Page 698

REFERENCE SURVEY VOL. C  
PAGE 1786 IN THE TAX MAP OFFICE  
Tract 2 (2.400A) "2021"

20166-S      Tract 2



PT: 1 N: 0.0000 E: 0.0000  
S90°00'00"W DIST: 255.00  
PT: 2 N: 0.0000 E: -255.0000  
N0°00'00"E DIST: 410.00  
PT: 3 N: 410.0000 E: -255.0000  
N90°00'00"E DIST: 255.00  
PT: 4 N: 410.0000 E: 0.0000  
S0°00'00"W DIST: 410.00  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 2.400 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1784 IN THE TAX MAP OFFICE  
"2021"