

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

LEGAL DESCRIPTION OF A 0.168 ACRE PARCEL
FOR D. P. SMITH & E. WALTER

Being a parcel of land situated in part of the Southwest Quarter of Section 21, T-1-S,
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the southwest corner of the east half of said
southwest quarter of said Section 21 referenced by a set iron rod situated N 16° 32' 07" E
a distance of 96.18 feet;

thence on an assumed bearing of N 01° 28' 00" W along the west line of the east half of
said southwest quarter of Section 21 a distance of 25.89 feet to a set MAG nail marking
the northerly corner of a 0.010 acre parcel land currently owned by D. P. Smith, Trustee
and J. A. Smith, Trustee and being the **POINT OF BEGINNING**, referenced by a set
iron rod situated N 14° 52' 48" E a distance of 71.06 feet;

thence continuing N 01° 28' 00" W along the west line of the east half of said southwest
quarter of Section 21 a distance of 83.87 feet to a set MAG nail marking a corner of a
78.256 acre parcel of land currently owned by D. P. Smith, Trustee and J. A. Smith,
Trustee;

thence S 53° 22' 00" E along a line of said 78.256 acre parcel a distance of 178.91 feet to
a set MAG nail on the centerline of County Highway 30, passing 2 set iron rods a
distance of 25.42 feet and 130.01 feet respectively;

thence S 85° 47' 27" W along said centerline a distance of 107.58 feet to a set MAG nail
marking the southeasterly corner of the aforementioned 0.010 acre parcel, referenced by a
set iron rod situated N 65° 16' 53" E a distance of 75.21 feet;

thence N 53° 22' 00" W along the easterly line of said 0.010 acre parcel a distance of
42.20 feet to the **POINT OF BEGINNING**.

Containing in all 0.168 acre of land, more or less, of which 0.110 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, 2008.

Prior Deed Reference - Volume 176, Page 457.
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TRACT 3

(0.168 Acre)

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

**LEGAL DESCRIPTION OF A 78.256 ACRE PARCEL
FOR D. P. SMITH**

Being a parcel of land situated in part of the Southwest Quarter of Section 21, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the South Quarter Post of said Section 21 and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 01° 24' 11" W a distance of 30.00 feet;

thence on an assumed bearing of S 88° 47' 27" W along the centerline of County Highway 30 a distance of 1175.54 feet to a set MAG nail on the northeasterly line of a parcel of land currently owned by E. Walter, et ux;

thence N 53° 22' 00" W along said line a distance of 178.91 feet to a set MAG nail on the west line of the east half of said southwest quarter of Section 21, passing 2 set iron rods for reference a distance of 48.90 feet and 153.49 feet respectively;

thence N 01° 28' 00" W along the west line of the east half of said southwest quarter of Section 21 a distance of 145.97 feet to a set MAG nail marking the southwest corner of a parcel of land currently owned by R. A. Jeffrey, et ux;

thence N 88° 15' 27" E along a south line of said Jeffrey parcel a distance of 161.36 feet to a found iron pipe marking a corner of said parcel, passing a found iron pipe a distance of 15.41 feet;

thence N 00° 59' 46" E along an easterly line of said Jeffrey parcel a distance of 41.50 feet to a set iron rod marking a corner of said parcel;

thence N 88° 12' 46" E along a southerly line of said Jeffrey parcel a distance of 147.95 feet to a found iron pipe;

thence N 88° 30' 09" E along a southerly line of said Jeffrey parcel a distance of 94.78 feet to a found iron pipe marking a corner of said parcel;

thence N 03° 21' 57" W along an easterly line of said Jeffrey parcel a distance of 107.57 feet to a found iron pipe marking a corner of said parcel;

thence N 83° 02' 50" W along a northeasterly line of said Jeffrey parcel a distance of 60.62 feet to a found iron pipe marking a corner of said parcel;

thence N 46° 34' 40" W along a northeasterly line of said Jeffrey parcel a distance of 38.76 feet to a found iron pipe marking a corner of said parcel;

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(78.256 AC.)

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thence N 00° 02' 29" E along an easterly line of said Jeffrey parcel a distance of 0.43 feet to a found iron pipe marking a corner of said parcel;

thence S 87° 45' 12" W along a northerly line of said Jeffrey parcel a distance of 314.92 feet to a set MAG nail on the west line of the east half of said southwest quarter of Section 21, referenced by a found iron pipe situated S 88° 35' 53" E a distance of 15.39 feet;

thence N 01° 28' 00" W along the west line of the east half of said southwest quarter of Section 21 a distance of 2201.07 feet to a set iron rod on the east-west half section line;

thence N 88° 47' 12" E along said half section line a distance of 1319.27 feet to a set iron rod marking the center of said Section 21;

thence S 01° 24' 11" E along said north-south half section line a distance of 2639.89 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 2609.89 feet.

Containing in all 78.256 acres of land, more or less, of which 1.445 acres, 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, 2008.

Prior Deed Reference – Volume 201, Page 311.

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Tract 1



KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.010 ACRE PARCEL
FOR D. P. SMITH**

Being a parcel of land situated in part of the Southwest Quarter of Section 21, T-1-S,
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the southwest corner of the east half of said
southwest quarter of said Section 21 and being the **POINT OF BEGINNING**,
referenced by a set iron rod situated N 10° 32' 07" E a distance of 96.18 feet;

thence on an assumed bearing of N 01° 28' 00" W along the west line of the east half of
said southwest quarter of Section 21 a distance of 25.89 feet to a set MAG nail marking a
corner of a parcel of land currently owned by E. Walter, et ux, referenced by a set iron
rod situated N 14° 52' 48" E a distance of 71.06 feet;

thence S 53° 22' 00" E along the southerly line of said Walter parcel a distance of 42.20
feet to a set MAG nail on the centerline of County Highway 30 referenced by a set iron
rod situated N 65° 16' 53" E a distance of 75.21 feet;

thence S 88° 47' 27" W along said centerline a distance of 33.21 feet to the **POINT OF
BEGINNING**.

Containing in all 0.010 acre of land, more or less, of which 0.010 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.

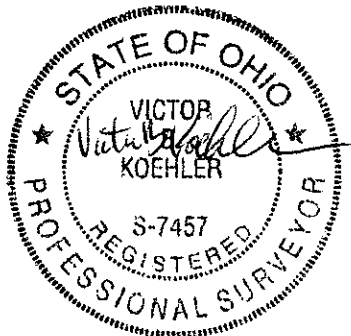
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in December, 2008.

Prior Deed Reference – Volume 201, Page 311.

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Tract 2



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TRACT 2

(0.010 Ac)