

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

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LEGAL DESCRIPTION OF A 52.425 ACRE PARCEL  
FOR J. E. COONS

Being a parcel of land situated in part of the Southwest Quarter of Section 34, T-2-S,  
R-15-E, in the Village of Nevada, Wyandot County, Ohio, and further described as  
follows:

Commencing at a found stone in a monument box marking the West Quarter Post of said  
Section 34;

thence on an assumed bearing of N 89° 35' 58" E along the east-west half section line a  
distance of 396.03 feet to a set iron rod marking the northeast corner of a parcel of land  
currently owned by R. Suter, et al, and being the **POINT OF BEGINNING**;

thence continuing N 89° 35' 58" E along said half section line a distance of 932.75 feet  
to a set iron rod marking the northwest corner of the east half of the southwest quarter of  
said Section 34;

thence S 00° 21' 14" W along the west line of the east half of the southwest quarter a  
distance of 2482.82 feet to a point situated on the north line of a parcel of land currently  
owned by J. Daiber;

thence N 89° 54' 43" W along the north line of said Daiber parcel, the north line of a  
parcel of land currently owned by J. Flemming, Jr. and the north line of a parcel of land  
currently owned by J. White, et al, a distance of 458.51 feet to a set iron rod marking the  
northwest corner of said White parcel, passing a set iron rod for reference a distance of  
15.00 feet;

thence S 00° 16' 07" W along the west line of said White parcel a distance of 170.00 feet  
to a set MAG nail on the centerline of Center Street marking the southwest corner of said  
White parcel, passing a found iron rod for reference a distance of 150.30 feet;

thence N 89° 54' 43" W along said centerline a distance of 94.50 feet to a set MAG nail  
marking the southeast corner of a parcel of land currently owned by D. Dannerhaner, et  
al;

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(TRACT 3) ( 52.425 A)

REFERENCE SURVEY VOL. 1  
PAGE 455 IN THE TAX MAP OFFICE

(LANDS 34-2-15)

thence N 60° 16' 07" E along the east line of said Dannenhauer parcel a distance of 276.00 feet to a set iron rod marking the northeast corner of said parcel, passing a found iron rod for reference a distance of 19.72 feet;

thence N 89° 54' 43" W along the north line of said Dannenhauer parcel and the north line of a parcel of land currently owned by B. & S. Dilgard a distance of 376.00 feet to a set iron rod on the east line of McLaughlin's Addition marking the northwest corner of said Dilgard parcel;

thence N 00° 16' 07" E along the east line of said McLaughlin's Addition and the east line of Balliet's Addition a distance of 2368.85 feet to the **POINT OF BEGINNING**.

Containing in all 52.425 acres of land, more or less, of which 0.046 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, 2011.

Prior Deed Reference -- Volume 149, Page 373; Volume 162, Page 495.

11044-S

Tract 3

(Combination of Tracts 1 & 2)

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LEGAL DESCRIPTION OF A 0.091 ACRE PARCEL  
FOR J. E. COONS

Being a parcel of land situated in part of the Southwest Quarter of Section 34, T-2-S, R-15-E, in the Village of Nevada, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southwest Corner of said Section 34;

thence on an assumed bearing of S 89° 54' 43" E along the centerline of Center Street a distance of 772.00 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by D. Dannenhauer, et ux, and being the **POINT OF BEGINNING**;

thence N 00° 16' 07" E along the east line of said Dannenhauer parcel a distance of 276.00 feet to a set iron rod marking the northeast corner of said parcel, passing a found iron rod for reference a distance of 19.72 feet;

thence N 89° 54' 43" W along the north line of said Dannenhauer parcel a distance of 231.00 feet to a set iron rod marking the northwest corner of said parcel;

thence N 00° 16' 07" E a distance of 5.00 feet to a set iron rod;

thence S 89° 54' 43" E a distance of 241.00 feet to a set iron rod;

thence S 00° 16' 07" W a distance of 281.00 feet to a set MAG nail on the centerline of Center Street, passing a set iron rod a distance of 261.00 feet;

thence N 89° 54' 43" W along said centerline a distance of 10.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.091 acre of land, more or less, of which 0.005 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.

(TRACT 1) (0.091A)  
REFERENCE SURVEY VOL. D  
PAGE 455 IN THE TAX MAP OFFICE  
(LANDS 34-2-15)

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, 2011.

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11044-S

Tract 1



KOEHLER SURVEYING, INC.  
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LEGAL DESCRIPTION OF A 52.334 ACRE PARCEL  
FOR J. E. COONS

Being a parcel of land situated in part of the Southwest Quarter of Section 34, T-2-S, R-15-E, in the Village of Nevada, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the West Quarter Post of said Section 34;

thence on an assumed bearing of N 89° 35' 58" E along the east-west half section line a distance of 396.03 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by R. Suter, et ux, and being the **POINT OF BEGINNING**;

thence continuing N 89° 35' 58" E along said half section line a distance of 932.75 feet to a set iron rod marking the northwest corner of the east half of the southwest quarter of said Section 34;

thence S 00° 21' 14" W along the west line of the east half of the southwest quarter a distance of 2482.82 feet to a point situated on the north line of a parcel of land currently owned by J. Daiber,

thence N 89° 54' 43" W along the north line of said Daiber parcel, the north line of a parcel of land currently owned by J. Flemming, Jr. and the north line of a parcel of land currently owned by J. White, et ux, a distance of 458.51 feet to a set iron rod marking the northwest corner of said White parcel, passing a set iron rod for reference a distance of 15.00 feet;

thence S 00° 16' 07" W along the west line of said White parcel a distance of 170.00 feet to a set MAG nail on the centerline of Center Street marking the southwest corner of said White parcel, passing a found iron rod for reference a distance of 150.30 feet;

thence N 89° 54' 43" W along said centerline a distance of 84.50 feet to a set MAG nail,

thence N 00° 16' 07" E a distance of 281.00 feet to a set iron rod;

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(TRACT 2)(52.234A)

REFERENCE SURVEY VOL. D  
PAGE 455 IN THE TAX MAP OFFICE

(LANDS 34-2-15)

thence N 89° 54' 43" W a distance of 241.00 feet to a set iron rod;

thence S 00° 16' 07" W a distance of 5.00 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by B. & S. Dilgard;

thence N 89° 54' 43" W along the north line of said Dilgard parcel a distance of 145.00 feet to a set iron rod on the east line of McLaughlin's Addition marking the northwest corner of said Dilgard parcel;

thence N 00° 16' 07" E along the east line of said McLaughlin's Addition and the east line of Ballier's Addition a distance of 2368.85 feet to the **POINT OF BEGINNING**.

Containing in all 52.334 acre of land, more or less, of which 0.039 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. Kochier, P.S. #7457, in June, 2011.

Prior Deed Reference – Volume 149, Page 373; Volume 162, Page 495.

11044-S

Tract 2