

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

**LEGAL DESCRIPTION OF A 5.834 ACRE PARCEL
FOR RAE KUENZLI**

Being a parcel of land situated in part of the Southwest Quarter of Section 1, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the intersection of the centerline of County Highway 106 and the south line of said section 1 referenced by a found stone in a monument box situated S 00° 04' 53" E, a distance of 4.90 feet;

thence on an assumed bearing of N 00° 04' 53" W along the centerline of County Highway 106 a distance of 768.35 feet to a set MAG nail referenced by a set iron rod bearing N 89° 50' 24" E a distance of 30.00 feet, said MAG nail being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 00° 04' 53" W along said centerline a distance of 448.83 feet to a point on the south line of a parcel of land owned by P. Miller;

thence N 89° 50' 24" E along said Miller parcel a distance of 521.07 feet to a point, passing a found iron pipe a distance of 19.23 feet, said point being referenced by a found iron pipe situated N 89° 50' 24" E a distance of 17.42 feet;

thence S 07° 17' 25" E a distance of 227.00 feet to a point, referenced by a set iron rod situated S 89° 30' 38" W a distance of 15.00 feet;

thence S 23° 49' 35" E a distance of 204.00 feet to a point, referenced by a set iron rod situated S 38° 49' 01" W a distance of 47.26 feet;

thence S 00° 39' 20" W a distance of 36.75 feet to a point;

thence S 89° 50' 24" W a distance of 631.23 feet to the **POINT OF BEGINNING**, passing two set iron rods a distance of 29.21 feet and 611.23 feet respectfully.

Containing in all 5.834 acres of land, more or less, of which 0.206 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 February, 2016.

Prior Deed Reference – OR Volume 217, Page 324.

15166-S Tract 4



PT: 1 N: 0.0000 E: 0.0000 EL: 0.00 NOTE:
N0°04'53"W DIST: 448.83
PT: 2 N: 448.8295 E: -0.6376 EL: 0.00 NOTE:
N89°50'24"E DIST: 521.07
PT: 3 N: 450.2846 E: 520.4304 EL: 0.00 NOTE:
S7°17'25"E DIST: 227.00
PT: 4 N: 225.1197 E: 549.2359 EL: 0.00 NOTE:
S23°49'35"E DIST: 204.00
PT: 5 N: 38.5059 E: 631.6451 EL: 0.00 NOTE:
S0°39'20"W DIST: 36.75
PT: 6 N: 1.7583 E: 631.2246 EL: 0.00 NOTE:
S89°50'24"W DIST: 631.23
PT: 7 N: -0.0044 E: -0.0029 EL: 0.00 NOTE:

CLOSING BEARING/DISTANCE: N33°35'06"E DIST: 0.0053

MISCLOSURE: N= -0.0044, E= -0.0029

AREA: 5.8341 ACRES

PERIMETER: 2068.8853

PRECISION: 1 IN 388365



KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 1.744 ACRE PARCEL
FOR RAE KUENZLI**

Being a parcel of land situated in part of the Southwest Quarter of Section 1, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Beginning at a point marking the intersection of the centerline of County Highway 106 and the south line of said section 1 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found stone in a monument box situated S 00° 04' 53" E a distance of 4.90 feet;

thence on an assumed bearing of N 00° 04' 53" W along the centerline of County Highway 106 a distance of 275.62 feet to a set MAG nail;

thence N 89° 55' 44" E a distance of 275.62 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 00° 04' 53" E a distance of 275.62 feet to a set MAG nail on the south line of said section 1, passing a set iron rod a distance of 255.62 feet;

thence S 89° 55' 44" W along the south line of said section 1 a distance of 275.62 to the **POINT OF BEGINNING.**

Containing in all 1.744 acres of land, more or less, of which 0.244 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 February, 2016.

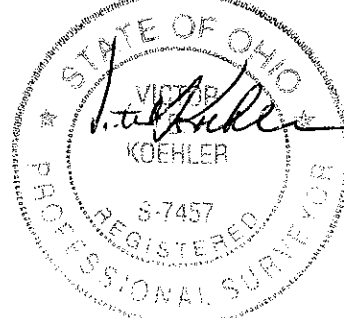
Prior Deed Reference – OR Volume 217, Page 324.

15166-S Tract 1

REFERENCE SURVEY VOL. D
PAGE 560 IN THE TAX MAP OFFICE

(TRACT 1)

(2016)



PT: 1 N: 0.0000 E: 0.0000 EL: 0.00 NOTE:
N0°04'53"W DIST: 275.62
PT: 2 N: 275.6197 E: -0.3915 EL: 0.00 NOTE:
N89°55'44"E DIST: 275.62
PT: 3 N: 275.9618 E: 275.2283 EL: 0.00 NOTE:
S0°04'53"E DIST: 275.62
PT: 4 N: 0.3421 E: 275.6198 EL: 0.00 NOTE:
S89°55'44"W DIST: 275.62
PT: 5 N: 0.0000 E: 0.0000 EL: 0.00 NOTE:

CLOSING BEARING/DISTANCE: S0°00'00"W DIST: 0.0000

MISCLOSURE: N=0.0000, E=0.0000

AREA: 1.7439 ACRES

PERIMETER: 1102.4800

PRECISION: "EXACT"



**KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 5.834 ACRE PARCEL
FOR RAE KUENZLI**

Being a parcel of land situated in part of the Southwest Quarter of Section 1, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the intersection of the centerline of County Highway 106 and the south line of said section 1, referenced by a found stone in a monument box situated S 00° 04' 53" W, a distance of 4.90 feet;

thence on an assumed bearing of N 89° 55' 44" E along the south line of said section 1 a distance of 275.62 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 00° 04' 53" W a distance of 275.62 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 47° 53' 09" E a distance of 475.73 feet to a point, passing a set iron rod a distance of 448.93 feet;

thence S 00° 39' 20" W a distance of 7.12 feet to a point referenced by a set iron rod situated S 61° 16' 12" W a distance of 22.58 feet;

thence S 42° 53' 27" E a distance of 56.00 feet to a point referenced by a set iron rod situated N 62° 28' 45" W a distance of 65.30 feet;

thence S 81° 34' 26" E a distance of 156.00 feet to a point situated on the west line of a parcel of land owned by E. Miller, Etux;

thence S 01° 23' 30" W along said Miller parcel a distance of 523.14 feet to a found MAG nail on the south line of said section 1, passing a found iron rod a distance of 23.20 feet and a found iron pipe a distance of 504.87 feet;

thence S 89° 55' 44" W along the south line of said section 1 a distance of 532.16 feet to the **POINT OF BEGINNING**.

Containing in all 5.834 acres of land, more or less, of which 0.225 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.

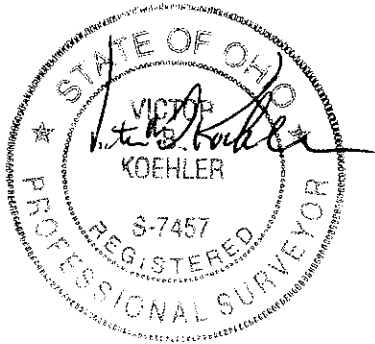
Bearings are assumed and are for angular measurement only.

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 February, 2016.

Prior Deed Reference – OR Volume 217, Page 324.

15166-S Tract 2



PT: 1 N: 0.0000 E: 0.0000 EL: 0.00 NOTE:
N0°04'53"W DIST: 275.62
PT: 2 N: 275.6197 E: -0.3915 EL: 0.00 NOTE:
N47°53'09"E DIST: 475.73
PT: 3 N: 594.6490 E: 352.5098 EL: 0.00 NOTE:
S0°39'20"W DIST: 7.12
PT: 4 N: 587.5295 E: 352.4283 EL: 0.00 NOTE:
S42°53'27"E DIST: 56.00
PT: 5 N: 546.5010 E: 390.5421 EL: 0.00 NOTE:
S81°34'26"E DIST: 156.00
PT: 6 N: 523.6417 E: 544.8582 EL: 0.00 NOTE:
S1°23'30"W DIST: 523.14
PT: 7 N: 0.6560 E: 532.1528 EL: 0.00 NOTE:
S89°55'44"W DIST: 532.16
PT: 8 N: -0.0044 E: -0.0068 EL: 0.00 NOTE:

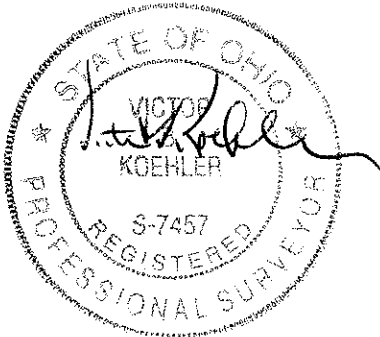
CLOSING BEARING/DISTANCE: N56°45'52"E DIST: 0.0081

MISCLOSURE: N= -0.0044, E= -0.0068

AREA: 5.8341 ACRES

PERIMETER: 2025.7781

PRECISION: 1 IN 250175



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Being a parcel of land situated in part of the Southwest Quarter of Section 1, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the intersection of the centerline of County Highway 106 and the south line of said section 1 referenced by a found stone in a monument box situated S 00° 04' 53" E, a distance of 4.90 feet;

thence on an assumed bearing of N 00° 04' 53" W along the centerline of County Highway 106 a distance of 275.62 feet to a set MAG nail referenced by a set iron rod bearing N 89° 55' 44" E a distance of 30.00 feet, said MAG nail being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 00° 04' 53" W along said centerline a distance of 492.73 feet to a set MAG nail;

thence N 89° 50' 24" E a distance of 631.23 feet to a point, passing two set iron rods a distance of 20.00 and 602.02 feet respectfully;

thence S 00° 39' 20" W a distance of 175.13 feet to a point;

thence S 47° 53' 09" W a distance of 475.73 feet to a set iron rod, passing a set iron rod a distance of 26.80 feet;

thence S 89° 55' 44" W a distance of 275.62 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 255.62 feet.

Containing in all 5.834 acres of land, more or less, of which 0.226 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 February, 2016.

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15166-S Tract 3



PT: 1 N: 0.0000 E: 0.0000 EL: 0.00 NOTE:
N0°04'53"W DIST: 492.73
PT: 2 N: 492.7295 E: -0.6999 EL: 0.00 NOTE:
N89°50'24"E DIST: 631.23
PT: 3 N: 494.4922 E: 630.5276 EL: 0.00 NOTE:
S0°39'20"W DIST: 175.13
PT: 4 N: 319.3737 E: 628.5239 EL: 0.00 NOTE:
S47°53'09"W DIST: 475.73
PT: 5 N: 0.3444 E: 275.6226 EL: 0.00 NOTE:
S89°55'44"W DIST: 275.62
PT: 6 N: 0.0023 E: 0.0028 EL: 0.00 NOTE:

CLOSING BEARING/DISTANCE: S50°46'45"W DIST: 0.0036

MISCLOSURE: N=0.0023, E= 0.0028

AREA: 5.8340 ACRES

PERIMETER: 2050.4436

PRECISION: 1 IN 566094

