

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

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**LEGAL DESCRIPTION OF A 44.061 ACRE PARCEL  
FOR MELODIE PLATT**

Being a parcel of land situated in part of the Southwest Quarter of Section 28, T-1-S,  
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 28;

thence on an assumed bearing of N 89° 06' 15" W along the south line of said Section 28  
a distance of 997.24 feet to a set MAG nail and being the **POINT OF BEGINNING** of  
the hereinafter described parcel, referenced by a set iron rod situated N 00° 49' 11" E a  
distance of 30.00 feet;

thence continuing N 89° 06' 15" W along said section line a distance of 323.74 feet to a  
set MAG nail on the east line of a parcel of land now or formerly owned by J. & M.  
Brewer;

thence N 00° 43' 16" E along the east line of said Brewer parcel a distance of 2635.66  
feet to a set iron rod on the east-west half section line of said section, passing a set iron  
rod a distance of 30.00 feet;

thence S 89° 19' 31" E along said half section line a distance of 995.28 feet to a set iron  
rod on the west line of a parcel of land now or formerly owned by V. & N. Stillberger,  
Trustees;

thence S 00° 49' 11" W along the west line of said Stillberger parcel a distance of 569.71  
feet to a set iron rod;

thence N 89° 06' 15" W a distance of 297.00 feet to a set iron rod;

thence S 00° 49' 11" W a distance of 1839.78 feet to a set iron rod;

thence N 89° 06' 15" W a distance of 370.00 feet to a set iron rod;

thence S 00° 49' 11" W a distance of 230.00 feet to the **POINT OF BEGINNING**,  
passing a set iron rod a distance of 200.00 feet.

Containing in all 44.061 acres of land, more or less, of which 0.223 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 May 2016.

Prior Deed References – OR 237, Page 2389

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Tract 4



PT: 1 N: 0.0000 E: 0.0000  
N89°06'15"W DIST: 323.74  
PT: 2 N: 5.0615 E: -323.7004  
N0°43'16"E DIST: 2635.66  
PT: 3 N: 2640.5128 E: -290.5295  
S89°19'31"E DIST: 995.28  
PT: 4 N: 2628.7925 E: 704.6815  
S0°49'11"W DIST: 569.71  
PT: 5 N: 2059.1408 E: 696.5310  
N89°06'15"W DIST: 297.00  
PT: 6 N: 2063.7843 E: 399.5673  
S0°49'11"W DIST: 1839.78  
PT: 7 N: 224.1926 E: 373.2467  
N89°06'15"W DIST: 370.00  
PT: 8 N: 229.9774 E: 3.2920  
S0°49'11"W DIST: 230.00  
PT: 9 N: 0.0009 E: 0.0015

CLOSING BEARING/DISTANCE: S57°49'13"W DIST: 0.0018

MISCLOSURE: N= 0.0009, E= 0.0015

AREA: 44.061 ACRES



REFERENCE SURVEY VOL. D  
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**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
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**LEGAL DESCRIPTION OF A 1.954 ACRE PARCEL  
FOR MELODIE PLATT**

Being a parcel of land situated in part of the Southwest Quarter of Section 28, T-1-S,  
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 28;

thence on an assumed bearing of N 89° 06' 15" W along the south line of said Section 28  
a distance of 627.24 feet to a set MAG nail and being the **POINT OF BEGINNING** of  
the hereinafter described parcel, referenced by a set iron rod situated N 00° 49' 11" E a  
distance of 30.00 feet;

thence continuing N 89° 06' 15" W along said section line a distance of 370.00 feet to a  
set MAG nail;

thence N 00° 49' 11" E a distance of 230.00 feet to a set iron rod, passing a set iron rod a  
distance of 30.00 feet;

thence S 89° 06' 15" E a distance of 370.00 feet to a set iron rod;

thence S 00° 49' 11" W a distance of 230.00 feet to the **POINT OF BEGINNING**,  
passing a set iron rod a distance of 200.00 feet.

Containing in all 1.954 acres of land, more or less, of which 0.255 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 May 2016.

Prior Deed References – OR 237, Page 2389

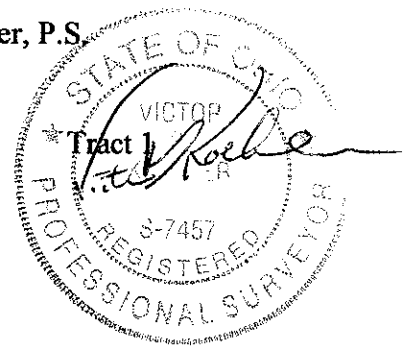
16044-S

REFERENCE SURVEY VOL. D  
PAGE 566 IN THE TAX MAP OFFICE

Tract 1

1.954 Ac.

2016

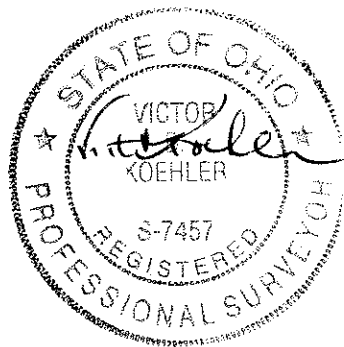


PT: 1 N: 0.0000 E: 0.0000  
N89°06'15"W DIST: 370.00  
PT: 2 N: 5.7848 E: -369.9548  
N0°49'11"E DIST: 230.00  
PT: 3 N: 235.7613 E: -366.6643  
S89°06'15"E DIST: 370.00  
PT: 4 N: 229.9765 E: 3.2905  
S0°49'11"W DIST: 230.00  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"W DIST: 0.0000

MISCLOSURE: N= 0.0000, E= 0.0000

AREA: 1.954 ACRES



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**LEGAL DESCRIPTION OF A 5.000 ACRE PARCEL  
FOR MELODIE PLATT**

Being a parcel of land situated in part of the Southwest Quarter of Section 28, T-1-S,  
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 28;

thence on an assumed bearing of N 89° 06' 15" W along the south line of said Section 28  
a distance of 380.24 feet to a set MAG nail and being the **POINT OF BEGINNING** of  
the hereinafter described parcel, referenced by a set iron rod situated N 00° 49' 11" E a  
distance of 30.00 feet;

thence continuing N 89° 06' 15" W along said section line a distance of 247.00 feet to a  
set MAG nail;

thence N 00° 49' 11" E a distance of 881.78 feet to a set iron rod, passing set iron rods a  
distance of 30.00 feet and 230.00 feet respectively;

thence S 89° 06' 15" E a distance of 247.00 feet to a set iron rod;

thence S 00° 49' 11" W a distance of 881.78 feet to the **POINT OF BEGINNING**,  
passing a set iron rod a distance of 851.78 feet.

Containing in all 5.000 acres of land, more or less, of which 0.170 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 May 2016.

Prior Deed References – OR 237, Page 2389

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REFERENCE SURVEY VOL. D  
PAGE 566 IN THE TAX MAP OFFICE

Tract 2 5.000 Ae. 2016

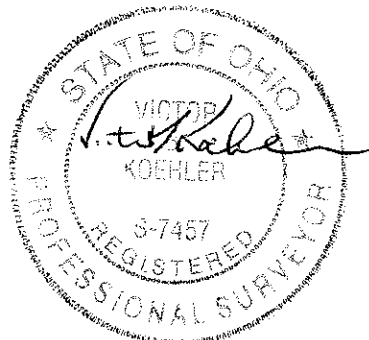


PT: 1 N: 0.0000 E: 0.0000  
N89°06'15"W DIST: 247.00  
PT: 2 N: 3.8617 E: -246.9698  
N0°49'11"E DIST: 881.78  
PT: 3 N: 885.5515 E: -234.3547  
S89°06'15"E DIST: 247.00  
PT: 4 N: 881.6898 E: 12.6151  
S0°49'11"W DIST: 881.78  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"W DIST: 0.0000

MISCLOSURE: N= 0.0000, E= 0.0000

AREA: 5.000 ACRES



REFERENCE SURVEY VOL. D  
PAGE 566 IN THE TAX MAP OFFICE

**KOEHLER SURVEYING, INC.**  
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**LEGAL DESCRIPTION OF A 9.112 ACRE PARCEL  
FOR MELODIE PLATT**

Being a parcel of land situated in part of the Southwest Quarter of Section 28, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 28;

thence on an assumed bearing of N 89° 06' 15" W along the south line of said Section 28 a distance of 330.24 feet to a set MAG nail on the west line of a parcel of land now or formerly owned by V. & N. Stillberger, Trustees and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 00° 49' 11" E a distance of 30.00 feet;

thence continuing N 89° 06' 15" W along said section line a distance of 50.00 feet to a set MAG nail;

thence N 00° 49' 11" E a distance of 881.78 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 89° 06' 15" W a distance of 247.00 feet to a set iron rod;

thence N 00° 49' 11" E a distance of 1188.00 feet to a set iron rod;

thence S 89° 06' 15" E a distance of 297.00 feet to a set iron rod on the west line of said Stillberger parcel;

thence S 00° 49' 11" W along said Stillberger parcel a distance of 2069.78 feet to the **POINT OF BEGINNING.**

Containing in all 9.112 acres of land, more or less, of which 0.034 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.

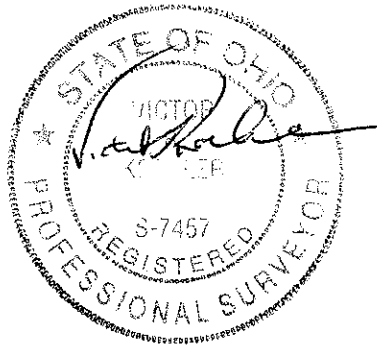


This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in May 2016.

Prior Deed References – OR 237, Page 2389

16044-S

Tract 3

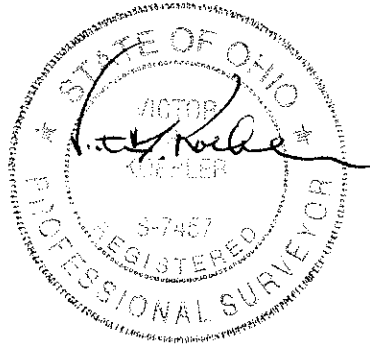


PT: 1 N: 0.0000 E: 0.0000  
N89°06'15"W DIST: 50.00  
PT: 2 N: 0.7817 E: -49.9939  
N0°49'11"E DIST: 881.78  
PT: 3 N: 882.4715 E: -37.3788  
N89°06'15"W DIST: 247.00  
PT: 4 N: 886.3332 E: -284.3486  
N0°49'11"E DIST: 1188.00  
PT: 5 N: 2074.2117 E: -267.3527  
S89°06'15"E DIST: 297.00  
PT: 6 N: 2069.5682 E: 29.6110  
S0°49'11"W DIST: 2069.78  
PT: 7 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"W DIST: 0.0000

MISCLOSURE: N= 0.0000, E= 0.0000

AREA: 9.112 ACRES



REFERENCE SURVEY VOL. \_\_\_\_\_  
PAGE \_\_\_\_\_ IN THE TAX MAP CASE # \_\_\_\_\_