

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

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LEGAL DESCRIPTION OF A 1.853 ACRE PARCEL  
FOR J. POPENBERG

Being a parcel of land situated in part of the Northeast Quarter of Section 17, T-1-S, R-13-E, Crawford Township and in part of the Southeast Quarter of said Section 17, being lands in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the center of said Section 17;

thence on an assumed bearing of S 00° 19' 07" E along the north-south half section line of said Section 17 a distance of 138.37 feet to a found iron rod marking the northerly line of a parcel of land formerly owned by Wheeling and Lake Erie Railroad and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence along the northerly line of said parcel formerly owned by Wheeling and Lake Erie Railroad an arc distance of 630.55 feet on a curve to the right having a radius of 1151.56 feet, a chord of 622.70 feet and a chord bearing of N 74° 26' 11" E, to a found iron rod;

thence continuing S 89° 52' 38" E along the north line of said parcel formerly owned by Wheeling and Lake Erie Railroad a distance of 712.66 feet to a set iron rod marking the west line of the east half of the Northeast Quarter of said Section 17;

thence S 00° 06' 02" E along the west line of the east half of the Northeast Quarter of said Section 17 and the southerly extension thereof a distance of 60.00 feet to a set iron rod marking the south line of said parcel formerly owned by Wheeling and Lake Erie Railroad;

thence N 89° 52' 38" W along the south line of said parcel formerly owned by Wheeling and Lake Erie Railroad a distance of 712.90 feet to a found iron rod;

thence continuing along the southerly line of said parcel formerly owned by Wheeling and Lake Erie Railroad an arc distance of 634.02 feet on a curve to the left having a radius of 1091.56 feet, a chord of 625.14 feet and a chord bearing of S 73° 28' 59" W, to a point marking the north-south half section line of said Section 17, referenced by a found iron pipe situated S 12° 28' 02" W a distance of 0.55 feet;

"2016"

(TRACT 2)

(1.853 A)

thence N 00° 19' 07" W along the north-south half section line of said Section 17 a distance of 70.65 feet to the **POINT OF BEGINNING**.

Containing in all 1.853 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

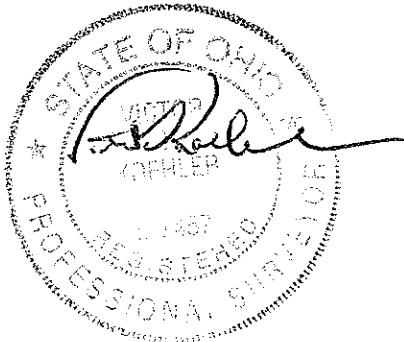
Bearings are assumed and are for angular measurement only.

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, 2016.

16151-S

Tract 2



PT: 1 N: 0.0000 E: 0.0000  
N74°26'11"E DIST: 622.70  
PT: 2 N: 167.0754 E: 599.8676  
S89°52'38"E DIST: 712.66  
PT: 3 N: 165.5483 E: 1312.5259  
S0°06'02"E DIST: 60.00  
PT: 4 N: 105.5484 E: 1312.6312  
N89°52'38"W DIST: 712.90  
PT: 5 N: 107.0760 E: 599.7329  
S73°28'59"W DIST: 625.14  
PT: 6 N: -70.6506 E: 0.3888  
N0°19'07"W DIST: 70.65  
PT: 7 N: -0.0017 E: -0.0040

CLOSING BEARING/DISTANCE: N67°34'39"E DIST: 0.0044

MISCLOSURE: N: -0.0017 E: -0.0040

AREA: 1.853 ACRES

570

"2016"



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**LEGAL DESCRIPTION OF A 1.809 ACRE PARCEL  
FOR B. ALLEN**

Being a parcel of land situated in part of the Northeast and Southeast Quarters of Section 17, T-1-S, R-13-E, Crawford Township, and being lands in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 17;

thence on an assumed bearing of S 00° 07' 02" W along the east line of said Section 17 and the centerline of Vance Street a distance of 2602.08 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 89° 52' 38" W a distance of 26.00 feet;

thence continuing S 00° 07' 02" W along the east line of said Section 17 and the centerline of said Vance Street a distance of 60.00 feet to a set a MAG nail marking the south line of a parcel formerly owned by Wheeling and Lake Erie Railroad, referenced by a found iron rod situated N 89° 52' 38" W a distance of 30.00 feet;

thence N 89° 52' 38" W along the south line of said parcel formerly owned by Wheeling and Lake Erie Railroad a distance of 1313.24 feet to a set iron rod marking the southerly extension of the west line of the east half of the Northeast Quarter of said Section 17;

thence N 00° 06' 02" W along the west line of the east half of the Northeast Quarter of said Section 17 and the southerly extension thereof a distance of 60.00 feet to a set iron rod marking the north line of said parcel formerly owned by Wheeling and Lake Erie Railroad;

thence S 89° 52' 38" E along the north line of said parcel formerly owned by Wheeling and Lake Erie Railroad a distance of 1313.47 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 1287.47 feet.

Containing in all 1.809 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.

"2016"

(TRACT 3)  
(1.809 A)

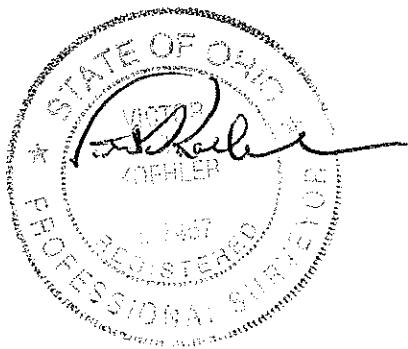
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All set iron rods are 5/8" diameter with personalized plastic caps.

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

16151-S

Tract 3



PT: 1 N: 0.0000 E: 0.0000  
S $0^{\circ}07'02''$ W DIST: 60.00  
PT: 2 N: -59.9999 E: -0.1228  
N $89^{\circ}52'38''$ W DIST: 1313.24  
PT: 3 N: -57.1858 E: -1313.3597  
N $0^{\circ}06'02''$ W DIST: 60.00  
PT: 4 N: 2.8141 E: -1313.4650  
S $89^{\circ}52'38''$ E DIST: 1313.47  
PT: 5 N: -0.0005 E: 0.0019

CLOSING BEARING/DISTANCE: N76°41'28" W DIST: 0.0020

MISCLUSION: N: -0.0005 E: 0.0019

AREA: 1.809 ACRES

1970-1971 570 D

“2016”



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**LEGAL DESCRIPTION OF A 2.627 ACRE PARCEL  
FOR LOREN VANHORN**

Being a parcel of land situated in the Northwest and Southwest Quarters of Section 16, T-1-S, R-13-E, Crawford Township, and being lands in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 16;

thence on an assumed bearing of S 00° 07' 02" W along the west line of said Section 16 and the centerline of Vance Street a distance of 2602.08 feet to a set MAG nail marking the north line of a parcel of land formerly owned by Wheeling and Lake Erie Railroad and being the **POINT OF BEGINNING** of the hereinafter described parcel, said nail referenced by a found iron rod situated S 89° 52' 38" E a distance of 30.00 feet;

thence S 89° 52' 38" E along the north line of said parcel formerly owned by Wheeling and Lake Erie Railroad a distance of 1036.28 feet to a set iron rod marking the westerly line of a parcel of land now or formerly owned by C. & O. Railroad;

thence S 28° 09' 59" E along the westerly line of said C. & O. Railroad parcel a distance of 73.82 feet to a found iron rod marking the south line of said parcel formerly owned by Wheeling and Lake Erie Railroad;

thence N 89° 52' 38" W along the south line of said parcel formerly owned by Wheeling and Lake Erie Railroad a distance of 362.64 feet to the center of Brown Run, passing a found iron rod a distance of 342.64 feet;

thence S 46° 04' 52" E along the centerline of said Brown Run a distance of 152.23 feet to a point marking a property line of said parcel formerly owned by Wheeling and Lake Erie Railroad, referenced by a found iron pipe situated S 28° 03' 35" W a distance of 34.40 feet;

thence S 28° 03' 35" W along a property line of said parcel formerly owned by Wheeling and Lake Erie Railroad a distance of 38.49 feet to a point marking a corner of said parcel formerly owned by Wheeling and Lake Erie Railroad, passing a found iron pipe for reference a distance of 34.40 feet;

thence N 60° 45' 57" W along a property line of said parcel formerly owned by Wheeling and Lake Erie Railroad a distance of 120.41 feet to a found iron rod marking a corner of said parcel formerly owned by Wheeling and Lake Erie Railroad;

thence N 68° 12' 28" W along a property line of said parcel formerly owned by Wheeling and Lake Erie Railroad a distance of 120.27 feet to a found iron rod marking a corner of said parcel formerly owned by Wheeling and Lake Erie Railroad;

thence S 82° 08' 19" W along a property line of said parcel formerly owned by Wheeling and Lake Erie Railroad a distance of 37.33 feet to a found iron rod marking a corner of said parcel formerly owned by Wheeling and Lake Erie Railroad;

thence N 50° 49' 13" W along a property line of said Wheeling and Lake Erie Railroad a distance of 8.23 feet to a point marking a corner of said parcel formerly owned by Wheeling and Lake Erie Railroad, referenced by a found iron pipe situated N 34° 25' 08" E a distance of 1.63 feet;

thence S 00° 24' 09" W along a property line of said Wheeling and Lake Erie Railroad a distance of 18.63 feet to a point marking a corner of said parcel formerly owned by Wheeling and Lake Erie Railroad, referenced by a found iron rod situated S 00° 24' 09" W a distance of 2.28 feet;

thence N 89° 52' 38" W along the south line of said parcel formerly owned by Wheeling and Lake Erie Railroad a distance of 540.04 feet to a set MAG nail marking the centerline of said Vance Street and the west line of said Section 16, passing a found iron rod for reference a distance of 510.04 feet;

thence N 00° 07' 02" E along the centerline of said Vance Street and the west line of said Section 16 a distance of 120.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.627 acres of land, more or less, of which 0.083 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 2016.

16151-S      Tract 4



PT: 1 N: 0.0000 E: 0.0000  
S89°52'38"E DIST: 1036.28  
PT: 2 N: -2.2206 E: 1036.2776  
S28°09'59"E DIST: 73.82  
PT: 3 N: -67.2989 E: 1071.1231  
N89°52'38"W DIST: 362.64  
PT: 4 N: -66.5218 E: 708.4840  
S46°04'52"E DIST: 152.23  
PT: 5 N: -172.1145 E: 818.1387  
S28°03'35"W DIST: 38.49  
PT: 6 N: -206.0803 E: 800.0333  
N60°45'57"W DIST: 120.41  
PT: 7 N: -147.2745 E: 694.9598  
N68°12'28"W DIST: 120.27  
PT: 8 N: -102.6252 E: 583.2847  
S82°08'19"W DIST: 37.33  
PT: 9 N: -107.7311 E: 546.3056  
N50°49'13"W DIST: 8.23  
PT: 10 N: -102.5318 E: 539.9259  
S0°24'09"W DIST: 18.63  
PT: 11 N: -121.1613 E: 539.7951  
N89°52'38"W DIST: 540.04  
PT: 12 N: -120.0041 E: -0.2437  
N0°07'02"E DIST: 120.00  
PT: 13 N: -0.0043 E: 0.0018

CLOSING BEARING/DISTANCE: N22°53'02"W DIST: 0.0047

MISCLOSURE: N: -0.0043 E: 0.0018

AREA: 2.627 ACRES

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"2016"



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**LEGAL DESCRIPTION OF A 1.115 ACRE PARCEL  
FOR RONALD E. DUNN**

Being a parcel of land situated in part of the Southwest Quarter of Section 17, T-1-S, R-13-E, Crawford Township and being lands in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the center of said Section 17;

thence on an assumed bearing of S 00° 19' 07" E along the north-south half section line of said Section 17 a distance of 138.37 feet to a found iron rod marking the northerly line of a parcel of land formerly owned by Wheeling and Lake Erie Railroad and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing S 00° 19' 07" E along said north-south half section line a distance of 70.65 feet to a point marking the southerly line of said parcel formerly owned by Wheeling and Lake Erie Railroad, referenced by a found iron pipe situated S 12° 28' 02" W a distance of 0.55 feet;

thence along the southerly line of said parcel formerly owned by Wheeling and Lake Erie Railroad an arc distance of 44.68 feet on a curve to the left having a radius of 1091.56 feet, a chord of 44.68 feet and a chord bearing of S 55° 40' 14" W to a found iron rod;

thence continuing S 54° 29' 52" W along the southerly line of said parcel formerly owned by Wheeling and Lake Erie Railroad a distance of 734.18 feet to a set MAG nail marking the centerline of Findlay Street, referenced by a found iron rod situated S 54° 29' 52" W a distance of 40.68 feet, passing a set MAG nail a distance of 702.50 feet;

thence N 54° 15' 44" W along the centerline of said Findlay Street a distance of 63.37 feet to a set MAG nail marking the northerly line of said parcel formerly owned by Wheeling and Lake Erie Railroad, referenced by a found iron rod situated S 54° 29' 52" W a distance of 31.68 feet;

thence N 54° 29' 52" E along the northerly line of said parcel formerly owned by Wheeling and Lake Erie Railroad a distance of 754.56 feet to a found iron rod, passing a set MAG nail a distance of 31.68 feet;

"2016"

(TRACT 1)  
(1.115 A)

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thence continuing along the northerly line of said parcel formerly owned by Wheeling and Lake Erie Railroad an arc distance of 85.46 feet on a curve to the right having a radius of 1151.56 feet, a chord of 85.44 feet and a chord bearing of N 56° 37' 26" E to the **POINT OF BEGINNING**.

Containing in all 1.115 acres of land, more or less, of which 0.044 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, 2016.

16151-S

Tract 1



PT: 1 N: 0.0000 E: 0.0000  
S0°19'07"E DIST: 70.65  
PT: 2 N: -70.6489 E: 0.3929  
S55°40'14"W DIST: 44.68  
PT: 3 N: -95.8462 E: -36.5043  
S54°29'52"W DIST: 734.18  
PT: 4 N: -522.2099 E: -634.1951  
N54°15'44"W DIST: 63.37  
PT: 5 N: -485.1970 E: -685.6324  
N54°29'52"E DIST: 754.56  
PT: 6 N: -46.9979 E: -71.3504  
N56°37'26"E DIST: 85.44  
PT: 7 N: 0.0054 E: -0.0014

CLOSING BEARING/DISTANCE: S14°16'47"E DIST: 0.0056

MISCLosURE: N: 0.0054 E: -0.0014

AREA: 1.115 ACRES



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