

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

**LEGAL DESCRIPTION OF A 43.253 ACRE PARCEL
FOR DAVE RIEDLINGER**

Being a parcel of land situated in part of the Northeast and Southeast Quarters of Section 15, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 15 and the centerline of Township Highway 122;

thence on an assumed bearing of N 00° 07' 27" E along the north-south half section line and the centerline of Township Highway 122 a distance of 1320.00 feet to a point marking the centerline of County Highway 47, referenced by a found stone situated N 37° 41' 56" W a distance of 4.11 feet;

thence S 89° 58' 29" E along the centerline of said County Highway 47 a distance of 956.71 feet to a set MAG nail marking the east line of a parcel of land now or formerly owned by K. & S. Stoneburner and being the **POINT OF BEGINNING** of the hereinafter described parcel referenced by a set iron rod situated N 00° 21' 51" E a distance of 20.00 feet;

thence N 00° 21' 51" E along said Stoneburner line a distance of 313.50 feet to a set iron rod marking the northeast corner of said parcel;

thence N 00° 14' 40" E on a line a distance of 2331.05 feet to a set iron rod marking a point on the south line of the north half of the northeast quarter of said Section 15;

thence N 89° 56' 05" E along said line a distance of 1043.29 feet to a set iron rod marking the west line of the east half of the southeast quarter of the northeast quarter of said Section 15;

thence S 00° 01' 31" W along said line a distance of 1322.32 feet to a set iron rod marking the east-west half section line of said Section 15;

thence S 89° 54' 55" W along the east-west half section line of said Section 15 a distance of 669.50 feet to a set iron rod marking the northwest corner of a parcel of land now or formerly owned by N. Riedlinger;

RECORDED 04/10/2017
PAGE 573 OF 573
2017
(43.253 A) TRACT 5

thence S 00° 14' 40" W along said Riedlinger parcel a distance of 1322.58 feet to a set MAG nail on the centerline of said County Highway 47, passing a set iron rod for reference a distance of 1302.58 feet;

thence N 89° 58' 29" W along the centerline of County Highway 47 a distance of 379.50 feet to the **POINT OF BEGINNING**.

Containing in all 43.253 acres of land, more or less, of which 0.174 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 2017.

Prior Deed Reference – DV 202, Page 181

16137-S

Tract 5



PT: 1 N: 0.0000 E: 0.0000
N0°21'51"E DIST: 313.50
PT: 2 N: 313.4937 E: 1.9926
N0°14'40"E DIST: 2331.05
PT: 3 N: 2644.5225 E: 11.9376
N89°56'05"E DIST: 1043.29
PT: 4 N: 2645.7111 E: 1055.2270
S0°01'31"W DIST: 1322.32
PT: 5 N: 1323.3912 E: 1054.6436
S89°54'55"W DIST: 669.50
PT: 6 N: 1322.4012 E: 385.1443
S0°14'40"W DIST: 1322.58
PT: 7 N: -0.1667 E: 379.5017
N89°58'29"W DIST: 379.50
PT: 8 N: 0.0007 E: 0.0018

CLOSING BEARING/DISTANCE: S68°13'12"W DIST: 0.0019

MISCLOSURE: N: 0.0007 E: 0.0018

AREA: 43.253 ACRES .



573 D

TRACT 5

2017

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

**LEGAL DESCRIPTION OF A 25.746 ACRE PARCEL
FOR DAVE RIEDLINGER**

Being a parcel of land situated in part of the Southwest Quarter of Section 15, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the center of said Section 15;

thence on an assumed bearing of S 89° 54' 55" W along the east-west half section line of said Section 15 a distance of 470.69 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 00° 49' 01" W on a line a distance of 1320.72 feet to a set MAG nail marking the centerline of County Highway 47, passing a set iron rod for reference a distance of 1300.72 feet;

thence S 89° 50' 55" W along the centerline of said County Highway 47 a distance of 840.96 feet to a found MAG nail marking the east line of a parcel of land now or formerly owned by D. Walton, Trustee, referenced by a set iron rod situated N 00° 07' 22" E a distance of 20.00 feet;

thence N 00° 07' 22" E along the east line of said Walton parcel a distance of 1321.55 feet to a set iron rod marking the northeast corner of said Walton parcel on the east-west half section line of said Section 15, passing the aforementioned set iron rod a distance of 20.00 feet;

thence N 89° 54' 55" E along the said east-west half section line of said Section 15 a distance of 856.96 feet to the **POINT OF BEGINNING**.

Containing in all 25.746 acres of land, more or less, of which 0.386 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.

573
TRACT 1 (25.746 A)
2017

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in February 2017.

Prior Deed Reference – OR 45, Page 939

16137-S

Tract 1



PT: 1 N: 0.0000 E: 0.0000
S0°49'01"W DIST: 1320.72
PT: 2 N: -1320.5858 E: -18.8307
S89°50'55"W DIST: 840.96
PT: 3 N: -1322.8078 E: -859.7877
N0°07'22"E DIST: 1321.55
PT: 4 N: -1.2608 E: -856.9558
N89°54'55"E DIST: 856.96
PT: 5 N: 0.0064 E: 0.0032

CLOSING BEARING/DISTANCE: S26°55'38"W DIST: 0.0072

MISCLOSURE: N: 0.0064 E: 0.0032

AREA: 25.746 ACRES



573 D
TRACT 1

2017

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

**LEGAL DESCRIPTION OF A 10.164 ACRE PARCEL
FOR DAVE RIEDLINGER**

Being a parcel of land situated in part of the Southwest Quarter of Section 15, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the center of said Section 15;

thence on an assumed bearing of S 89° 54' 55" W along the east-west half section line of said Section 15 a distance of 136.26 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 01° 06' 44" W on a line a distance of 637.80 feet to a set iron rod;

thence S 00° 17' 04" E on a line a distance of 682.50 feet to a set MAG nail marking the centerline of County Highway 47, passing a set iron rod for reference a distance of 662.50 feet;

thence S 89° 50' 55" W along the centerline of County Highway 47 a distance of 344.27 feet to a set MAG nail, referenced by a set iron rod situated N 00° 49' 01" E a distance of 20.00 feet;

thence N 00° 49' 01" E on a line a distance of 1320.72 feet to a set iron rod marking a point of the east-west half section line of said Section 15, passing the aforementioned set iron rod a distance of 20.00 feet;

thence N 89° 54' 55" E along the east-west half section line of said Section 15 a distance of 334.43 feet to the **POINT OF BEGINNING**.

Containing in all 10.164 acres of land, more or less, of which 0.158 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.

573
TRACT 2

(10.164A)

2017

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in February 2017.

Prior Deed Reference – OR 45, Page 939

16137-S

Tract 2



PT: 1 N: 0.0000 E: 0.0000
S1°06'44"W DIST: 637.80
PT: 2 N: -637.6798 E: -12.3802
S0°17'04"E DIST: 682.50
PT: 3 N: -1320.1714 E: -8.9919
S89°50'55"W DIST: 344.27
PT: 4 N: -1321.0811 E: -353.2607
N0°49'01"E DIST: 1320.72
PT: 5 N: -0.4953 E: -334.4300
N89°54'55"E DIST: 334.43
PT: 6 N: -0.0008 E: -0.0004

CLOSING BEARING/DISTANCE: N26°09'28"E DIST: 0.0009

MISCLOSURE: N: -0.0008 E: -0.0004

AREA: 10.164 ACRES



573 D

TRACT 2

2017

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

**LEGAL DESCRIPTION OF A 14.771 ACRE PARCEL
FOR DAVE RIEDLINGER**

Being a parcel of land situated in part of the Southwest and Southeast Quarters of Section 15, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the center of said Section 15 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 89° 54' 55" W along the east-west half section line of said Section 15 a distance of 344.00 feet to a set iron rod;

thence S 00° 07' 27" W along a line a distance of 1320.66 feet to a set MAG nail marking the centerline of County Highway 47, passing a set iron rod for reference a distance of 1300.66 feet;

thence S 89° 58' 29" W along the centerline of said County Highway 47 a distance of 344.00 feet to a point, referenced by a found stone situated N 37° 41' 56" W a distance of 4.11 feet;

thence S 89° 50' 55" W along the centerline of said County Highway 47 a distance of 142.39 feet to a set MAG nail, referenced by a set iron rod N 00° 17' 04" W a distance of 20.00 feet;

thence N 00° 17' 04" W on a line a distance of 682.50 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.00 feet;

thence N 01° 06' 44" E on a line a distance of 637.80 feet to a set iron rod marking a point on the east-west half section line of said Section 15;

thence N 89° 54' 55" E along the east-west half section line of said Section 15 a distance of 136.26 feet to the **POINT OF BEGINNING**.

Containing in all 14.771 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.

573

TRACT 3

(14.771A)

2017

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 2017.

Prior Deed References – DV 202, Page 181, OR 45, Page 939

16137-S

Tract 3



PT: 1 N: 0.0000 E: 0.0000
N89°54'55"E DIST: 344.00
PT: 2 N: 0.5087 E: 343.9996
S0°07'27"W DIST: 1320.66
PT: 3 N: -1320.1482 E: 341.1376
N89°58'29"W DIST: 344.00
PT: 4 N: -1319.9965 E: -2.8624
S89°50'55"W DIST: 142.39
PT: 5 N: -1320.3727 E: -145.2519
N0°17'04"W DIST: 682.50
PT: 6 N: -637.8811 E: -148.6401
N1°06'44"E DIST: 637.80
PT: 7 N: -0.2013 E: -136.2600
N89°54'55"E DIST: 136.26
PT: 8 N: 0.0002 E: -0.0001

CLOSING BEARING/DISTANCE: S27°20'53"E DIST: 0.0002

MISCLOSURE: N: 0.0002 E: -0.0001

AREA: 14.771 ACRES



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

**LEGAL DESCRIPTION OF A 46.894 ACRE PARCEL
FOR DAVE RIEDLINGER**

Being a parcel of land situated in part of the Northeast and Southeast Quarters of Section 15, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the center of said Section 15 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 00° 07' 27" E along the north-south half section line of said Section 15 a distance of 1323.01 feet to a set iron rod marking the south line of the north half of the northeast quarter of said section;

thence N 89° 56' 05" E along said line a distance of 962.92 feet to a set iron rod;

thence S 00° 14' 40" W on a line a distance of 2331.05 feet to a set iron rod marking the northeast corner of a parcel of land now or formerly owned by K. & S. Stoneburner;

thence N 89° 58' 29" W along the north line of said Stoneburner parcel a distance of 132.00 feet to a set iron rod marking the northwest corner of said Stoneburner parcel;

thence S 00° 21' 51" W along the west line of said Stoneburner parcel a distance of 313.50 feet to a set MAG nail marking the centerline of County Highway 47, passing a set iron rod for reference a distance of 293.50 feet;

thence S 89° 58' 29" W along the centerline of said County Highway 47 a distance of 480.71 feet to a set MAG nail, referenced by a set iron rod situated N 00° 07' 27" E a distance of 20.00 feet;

thence N 00° 07' 27" E on a line a distance of 1320.66 feet to a set iron rod marking a point on the east-west half section line of said Section 15, passing the aforementioned set iron rod a distance of 20.00 feet;

thence S 89° 54' 55" W along the east-west half section line of said Section 15 a distance of 344.00 feet to the **POINT OF BEGINNING**.

573
TRACT 4

(46.894A)

2017
2016

Containing in all 46.894 acres of land, more or less, of which 0.221 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 2017.

Prior Deed Reference – DV 202, Page 181,

16137-S

Tract 4



PT: 1 N: 0.0000 E: 0.0000
N0°07'27"E DIST: 1323.01
PT: 2 N: 1323.0069 E: 2.8671
N89°56'05"E DIST: 962.92
PT: 3 N: 1324.1040 E: 965.7865
S0°14'40"W DIST: 2331.05
PT: 4 N: -1006.9248 E: 955.8414
N89°58'29"W DIST: 132.00
PT: 5 N: -1006.8666 E: 823.8414
S0°21'51"W DIST: 313.50
PT: 6 N: -1320.3603 E: 821.8489
N89°58'29"W DIST: 480.71
PT: 7 N: -1320.1482 E: 341.1389
N0°07'27"E DIST: 1320.66
PT: 8 N: 0.5087 E: 344.0009
S89°54'55"W DIST: 344.00
PT: 9 N: 0.0001 E: 0.0013

CLOSING BEARING/DISTANCE: S87°37'18"W DIST: 0.0013

MISCLOSURE: N: 0.0001 E: 0.0013

AREA: 46.894 ACRES



573
TRACT 4
2017