

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

**LEGAL DESCRIPTION OF A 39.899 ACRE PARCEL
FOR CORINNE WENTLING ESTATE**

Being a parcel of land situated in part of the Southwest Quarter of Section 21, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Beginning at a set iron rod marking the center of said Section 21 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found stone situated N 01° 23' 55" W a distance of 3.00 feet;

thence on an assumed bearing of S 01° 34' 06" E along the north-south half section line of said Section 21 a distance of 702.70 feet to a set iron rod;

thence S 89° 37' 06" W on a line a distance of 2660.09 feet to a set MAG nail on the west line of said Section 21 and the centerline of County Highway 97, passing a set iron rod a distance of 2630.09 feet;

thence N 01° 20' 24" W along the west line of said Section 21 and the centerline of County Highway 97 a distance of 403.25 feet to a found nail marking a corner of a parcel of land now or formerly owned by A. & T. Wentling, referenced by a found iron pipe situated N 89° 36' 40" E a distance of 30.00 feet;

thence N 89° 36' 40" E along said A. & T. Wentling parcel a distance of 435.66 feet to a found iron pipe marking a corner of said parcel, passing a found iron pipe a distance of 30.00 feet;

thence N 01° 20' 24" W along said A. & T. Wentling parcel a distance of 299.85 feet to a point marking the east-west half section line of said Section 21 and the south corporation line of the Village of Carey, referenced by a found iron pipe situated N 01° 20' 24" W a distance of 0.16 feet;

thence N 89° 37' 53" E along the east-west half section line of said Section 21 and the south corporation line of the Village of Carey a distance of 2221.64 feet to the **POINT OF BEGINNING**.

REFERENCE SURVEY VOL. **D**
PAGE **578** IN THE TAX MAP OFFICE

(TRACT 1) (39.899 A)
"2017"

Containing in all 39.899 acres of land, more or less, of which 0.278 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 2017.

Prior Deed References – OR 211, Page 1602

17055-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
S1°34'06"E DIST: 702.70
PT: 2 N: -702.4368 E: 19.2323
S89°37'06"W DIST: 2660.09
PT: 3 N: -720.1564 E: -2640.7987
N1°20'24"W DIST: 403.25
PT: 4 N: -317.0167 E: -2650.2288
N89°36'40"E DIST: 435.66
PT: 5 N: -314.0597 E: -2214.5788
N1°20'24"W DIST: 299.85
PT: 6 N: -14.2917 E: -2221.5909
N89°37'53"E DIST: 2221.64
PT: 7 N: 0.0011 E: 0.0031

CLOSING BEARING/DISTANCE: S71°08'11"W DIST: 0.0033

MISCLOSURE: N: 0.0011 E: 0.0031

AREA: 39.899 ACRES



"2017"

TRACT 2

OK

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 4.801 ACRE PARCEL
FOR CORINNE WENTLING ESTATE**

Being a parcel of land situated in part of the Southwest Quarter of Section 21, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner said Section 21;

thence on an assumed bearing of N 01° 20' 24" W along the west line of said Section 21 and the centerline of County Highway 97 a distance of 1916.18 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° 37' 06" E a distance of 30.00 feet; ✓

thence continuing N 01° 20' 24" W along the west line of said Section 21 and the centerline of County Highway 97 a distance of 40.01 feet to a set MAG nail, referenced by a set iron rod situated N 89° 37' 06" E a distance of 30.00 feet; ✓

thence N 89° 37' 06" E on a line a distance of 2660.09 feet to a set iron rod marking the north-south half section line of said Section 21; ✓

thence S 01° 34' 06" E along the north-south half section line of said Section 21 a distance of 5.48 feet to a point marking a line of a parcel of land now or formerly owned by W. Wentling, referenced by a found iron pipe situated N 89° 47' 59" E a distance of 0.30 feet; ✓

thence S 89° 47' 59" W along said W. Wentling parcel a distance of 327.76 feet to a found iron pipe; ✓

thence S 01° 33' 35" E along said W. Wentling parcel a distance of 629.32 feet to a point marking the north line of the south half of the southwest quarter of said Section 21, referenced by a found iron pipe situated N 49° 33' 58" E a distance of 0.30 feet; ✓

thence S 89° 47' 23" W on the north line of the south half of the southwest quarter of said Section 21 a distance of 199.50 feet to a set iron rod; ✓

thence N 00° 10' 22" W on a line a distance of 584.06 feet to a set iron rod; ✓

(TRACT 2)
(4.801A)

REFERENCE SURVEY VOL. D
PAGE 578 IN THE TAX MAP OFFICE

"2017"

thence N 61° 34' 04" W on a line a distance of 18.61 feet to a set iron rod; ✓

thence S 89° 37' 06" W on a line a distance of 2131.04 feet to the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 2101.04 feet; ✓

Containing in all 4.801 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.

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 2017.

Prior Deed References -- OR 211, Page 1602

17055-S Tract 2 Adjoinder only

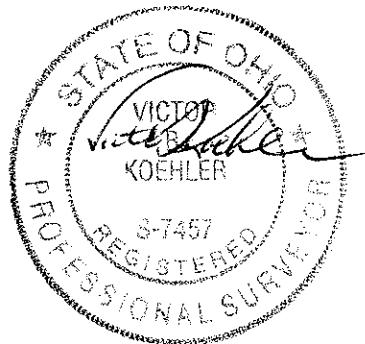


PT: 1 N: 0.0000 E: 0.0000
N1°20'24"W DIST: 40.01
PT: 2 N: 39.9991 E: -0.9356
N89°37'06"E DIST: 2660.09
PT: 3 N: 57.7187 E: 2659.0953
S1°34'06"E DIST: 5.48
PT: 4 N: 52.2407 E: 2659.2453
S89°47'59"W DIST: 327.76
PT: 5 N: 51.0951 E: 2331.4873
S1°33'35"E DIST: 629.32
PT: 6 N: -577.9918 E: 2348.6167
S89°47'23"W DIST: 199.50
PT: 7 N: -578.7239 E: 2149.1181
N0°10'22"W DIST: 584.06
PT: 8 N: 5.3334 E: 2147.3568
N61°34'04"W DIST: 18.61
PT: 9 N: 14.1940 E: 2130.9915
S89°37'06"W DIST: 2131.04
PT: 10 N: -0.0015 E: -0.0012

CLOSING BEARING/DISTANCE: N37°52'58"E DIST: 0.0019

MISCLOSURE: N: -0.0015 E: -0.0012

AREA: 4.801 ACRES



"2017"

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 28.970 ACRE PARCEL
FOR CORINNE WENTLING ESTATE**

Being a parcel of land situated in part of the Southwest Quarter of Section 21, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner said Section 21;

thence on an assumed bearing of N 01° 20' 24" W along the west line of said Section 21 and the centerline of County Highway 97 a distance of 1329.46 feet to a found railroad spike marking the north line of Baughman Subdivision II and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 89° 39' 36" E a distance of 30.00 feet;

thence continuing N 01° 20' 24" W along the west line of said Section 21 and the centerline of County Highway 97 a distance of 586.72 feet to a set MAG nail, referenced by a set iron rod situated N 89° 37' 06" E a distance of 30.00 feet;

thence N 89° 37' 06" E on a line a distance of 2131.04 feet to a set iron rod;

thence S 61° 34' 04" E on a line a distance of 18.61 feet to a set iron rod;

thence S 00° 10' 22" E on a line a distance of 584.06 feet to a set iron rod on the north line of the south half of the southwest quarter of said Section 21;

thence S 89° 47' 23" W along the north line of the south half of the southwest quarter of said Section 21 a distance of 1185.42 feet to a point marking the east line of Baughman Subdivision II, referenced by a set iron rod situated N 85° 56' 24" W a distance of 28.08 feet;

thence N 42° 34' 36" E along said east line of Baughman Subdivision II a distance of 2.94 feet to a point marking the north line of said Baughman Subdivision II, referenced by a set iron rod situated S 89° 39' 36" W a distance of 30.00 feet;

thence S 89° 39' 36" W along the north line of said Baughman Subdivision II a distance of 951.99 feet to the **POINT OF BEGINNING**, passing two set iron rod a distance of 30.00 feet and 921.99 feet respectively.

REFERENCE SURVEY VOL. *D*
PAGE 578 IN THE FAX MAIL OFFICE
(TRACT 3) (28.970A)

"2017"

Containing in all 28.970 acres of land, more or less, of which 0.404 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 2017.

Prior Deed References – OR 211, Page 1602

17055-S Tract 3



PT: 1 N: 0.0000 E: 0.0000
N1°20'24"W DIST: 586.72
PT: 2 N: 586.5595 E: -13.7206
N89°37'06"E DIST: 2131.04
PT: 3 N: 600.7550 E: 2117.2721
S61°34'04"E DIST: 18.61
PT: 4 N: 591.8945 E: 2133.6374
S0°10'22"E DIST: 584.06
PT: 5 N: 7.8371 E: 2135.3986
S89°47'23"W DIST: 1185.42
PT: 6 N: 3.4866 E: 949.9866
N42°34'36"E DIST: 2.94
PT: 7 N: 5.6515 E: 951.9758
S89°39'36"W DIST: 951.99
PT: 8 N: 0.0023 E: 0.0025

CLOSING BEARING/DISTANCE: S47°17'11"W DIST: 0.0034

MISCLOSURE: N: 0.0023 E: 0.0025

AREA: 28.970 ACRES



"2017"

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**LEGAL DESCRIPTION OF A 9.535 ACRE PARCEL
FOR CORINNE WENTLING ESTATE & W. WENTLING**

Being a parcel of land situated in part of the Southwest Quarter of Section 21, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner said Section 21;

thence on an assumed bearing of N 01° 20' 24" W along the west line of said Section 21 and the centerline of County Highway 97 a distance of 1916.18 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° 37' 06" E a distance of 30.00 feet;

thence continuing N 01° 20' 24" W along the west line of said Section 21 and the centerline of County Highway 97 a distance of 40.01 feet to a set MAG nail, referenced by a set iron rod situated N 89° 37' 06" E a distance of 30.00 feet;

thence N 89° 37' 06" E on a line a distance of 2660.09 feet to a set iron rod marking the north-south half section line of said Section 21;

thence S 01° 34' 06" E along the north-south half section line of said Section 21 a distance of 634.75 feet to a point marking the north line of the south half of the southwest quarter of said Section 21, referenced by a found iron pipe situated N 89° 47' 23" E a distance of 0.20 feet;

thence S 89° 47' 23" W on the north line of the south half of the southwest quarter of said Section 21 a distance of 527.35 feet to a set iron rod;

thence N 00° 10' 22" W on a line a distance of 584.06 feet to a set iron rod;

thence N 61° 34' 04" W on a line a distance of 18.61 feet to a set iron rod;

thence S 89° 37' 06" W on a line a distance of 2131.04 feet to the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 2101.04 feet.

"2017"

REFERENCE SURVEY NO. 5
PAGE 578 IN THE TAX MAP OFFICE

(COMBO TRACT) (9.535 A)

Containing in all 9.535 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.

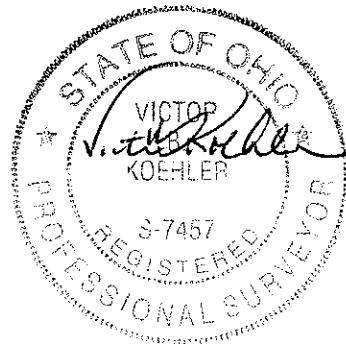
Bearings are assumed and are for angular measurement only.

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 2017.

Prior Deed References -- OR 211, Page 1602

17055-S Combo



PT: 1 N: 0.0000 E: 0.0000
N1°20'24"W DIST: 40.01
PT: 2 N: 39.9991 E: -0.9356
N89°37'06"E DIST: 2660.09
PT: 3 N: 57.7187 E: 2659.0953
S1°34'06"E DIST: 634.75
PT: 4 N: -576.7935 E: 2676.4679
S89°47'23"W DIST: 527.35
PT: 5 N: -578.7289 E: 2149.1215
N0°10'22"W DIST: 584.06
PT: 6 N: 5.3284 E: 2147.3602
N61°34'04"W DIST: 18.61
PT: 7 N: 14.1890 E: 2130.9949
S89°37'06"W DIST: 2131.04
PT: 8 N: -0.0065 E: 0.0022

CLOSING BEARING/DISTANCE: N18°50'14"W DIST: 0.0068

MISCLOSURE: N: -0.0065 E: 0.0022

AREA: 9.535 ACRES



"2017"