

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

**LEGAL DESCRIPTION OF A 5.797 ACRE PARCEL
FOR JIM MEE**

Being a parcel of land situated in part of the Northwest Quarter of Section 9, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the north quarter post of said Section 9 and the centerline of County Highway 56, referenced by a set iron rod situated S 00° 06' 01" E a distance of 20.00 feet;

thence on an assumed bearing of S 89° 29' 11" W along the north line of said Section 9 and the centerline of said County Highway 56 a distance of 782.00 feet to a set MAG nail;

thence S 00° 07' 22" W on a line a distance of 195.54 feet to a point on or near the centerline of an open ditch and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing two set iron rods at distances of 20.00 feet and 187.07 feet respectively;

thence S 00° 07' 22" W on a line a distance of 1204.52 feet to a found iron pipe marking the north line of a parcel of land now or formerly owned by T. Snyder;

thence N 87° 50' 20" W along said T. Snyder parcel a distance of 389.92 feet to a set iron rod;

thence N 00° 15' 36" E on a line a distance of 155.55 feet to a point on or near the centerline of an open ditch, referenced by a set iron rod situated N 00° 15' 36" E a distance of 21.87 feet;

thence N 29° 55' 44" E on or near the centerline of said open ditch a distance of 233.54 feet to a point, referenced by a set iron rod situated N 62° 51' 12" W a distance of 8.71 feet;

thence N 48° 11' 50" E on or near the centerline of said open ditch a distance of 88.98 feet to a point, referenced by a set iron rod situated N 03° 08' 33" W a distance of 46.00 feet;

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Tract 2 (5.797A)

thence N 10° 56' 22" E on or near the centerline of said open ditch a distance of 344.30 feet to a point, referenced by a set iron rod situated N 79° 26' 06" W a distance of 11.00 feet;

thence N 07° 25' 58" E on or near the centerline of said open ditch a distance of 382.41 feet to a point, referenced by a set iron rod situated N 10° 47' 17" E a distance of 39.42 feet;

thence N 28° 01' 10" E on or near the centerline of said open ditch a distance of 47.07 feet to a point, referenced by a set iron rod situated S 79° 08' 38" W a distance of 15.00 feet;

thence N 79° 08' 38" E on or near the centerline of said open ditch a distance of 73.06 feet to the **POINT OF BEGINNING**.

Containing in all 5.797 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 October 2021.

Prior Deed References – OR 133, Page 157

21199-S Tract 2 Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
S0°07'22"W DIST: 1204.52
PT: 2 N: -1204.5172 E: -2.5811
N87°50'20"W DIST: 389.92
PT: 3 N: -1189.8135 E: -392.2238
N0°15'36"E DIST: 155.55
PT: 4 N: -1034.2651 E: -391.5179
N29°55'44"E DIST: 233.54
PT: 5 N: -831.8688 E: -274.9990
N48°11'50"E DIST: 88.98
PT: 6 N: -772.5575 E: -208.6695
N10°56'22"E DIST: 344.30
PT: 7 N: -434.5140 E: -143.3312
N7°25'58"E DIST: 382.41
PT: 8 N: -55.3173 E: -93.8615
N28°01'10"E DIST: 47.07
PT: 9 N: -13.7645 E: -71.7494
N79°08'38"E DIST: 73.06
PT: 10 N: -0.0041 E: 0.0031

CLOSING BEARING/DISTANCE: N36°59'07"W DIST: 0.0051

MISCLOSURE: N: -0.0041 E: 0.0031

AREA: 5.797 ACRES



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**KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 1.501 ACRE PARCEL
FOR JIM MEE**

Being a parcel of land situated in part of the Northwest Quarter of Section 9, T-3-S,
R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the north quarter post of said Section 9 and
the centerline of County Highway 56, referenced by a set iron rod situated
S 00° 06' 01" E a distance of 20.00 feet;

thence on an assumed bearing of S 89° 29' 11" W along the north line of said Section 9
and the centerline of said County Highway 56 a distance of 322.00 feet to a set MAG nail
on or near the centerline of an open ditch and being the **POINT OF BEGINNING** of the
hereinafter described parcel, referenced by a set iron rod situated S 19° 29' 26" W a
distance of 66.21 feet;

thence S 07° 31' 01" W on or near the centerline of said open ditch a distance of 76.18
feet to a point, referenced by a set iron rod situated N 42° 45' 29" W a distance of 17.86
feet;

thence S 79° 43' 51" W on or near the centerline of said open ditch a distance of 161.91
feet to a point, referenced by a set iron rod situated S 50° 26' 36" W a distance of 36.45
feet;

thence S 34° 39' 59" W on or near the centerline of said open ditch a distance of 61.58
feet to a point, referenced by a set iron rod situated N 47° 18' 17" W a distance of 16.90
feet;

thence S 70° 28' 31" W on or near the centerline of said open ditch a distance of 78.23
feet to a point, referenced by a set iron rod situated N 58° 28' 45" E a distance of 71.93
feet;

thence S 84° 12' 49" W on or near the centerline of said open ditch a distance of 183.30
feet to a point;

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Tract 1 (1.501A)

"2021"

thence N 00° 07' 22" E on a line a distance of 195.54 feet to a set MAG nail marking the north line of said Section 9 and the centerline of said County Highway 56, passing two set iron rods at distances of 8.47 feet and 175.54 feet respectively;

thence N 89° 29' 11" E along the north line of said Section 9 and the centerline of said County Highway 56 a distance of 460.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.501 acres of land, more or less, of which 0.211 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 October 2021.

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21199-S Tract 1 Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
S7°31'01"W DIST: 76.18
PT: 2 N: -75.5253 E: -9.9658
S79°43'51"W DIST: 161.91
PT: 3 N: -104.3895 E: -169.2822
S34°39'59"W DIST: 61.58
PT: 4 N: -155.0376 E: -204.3087
S70°28'31"W DIST: 78.23
PT: 5 N: -181.1832 E: -278.0403
S84°12'49"W DIST: 183.30
PT: 6 N: -199.6635 E: -460.4063
N0°07'22"E DIST: 195.54
PT: 7 N: -4.1239 E: -459.9873
N89°29'11"E DIST: 460.00
PT: 8 N: -0.0004 E: -0.0058

CLOSING BEARING/DISTANCE: N85°38'28"E DIST: 0.0058

MISCLOSURE: N: -0.0004 E: -0.0058

AREA: 1.501 ACRES



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