

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

LEGAL DESCRIPTION OF A 15.439 ACRE PARCEL
KENNETH RIFE

Being a parcel of land situated in part of the Southeast Quarter of Section 28, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 28 and the centerline of County Highway 121 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 00° 15' 20" W along the north-south half section line of said Section 28 and the centerline of said County Highway 121 a distance of 610.54 feet to a set MAG nail;

thence N 89° 44' 40" E on a line a distance of 834.92 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by J. Collet, Trustee, passing a set iron rod a distance of 20.00 feet;

thence N 87° 08' 20" E along said J. Collet, Trustee parcel a distance of 499.96 feet to a point marking the west line of the east half of the southeast quarter of said Section 28, passing a found iron rod a distance of 491.20 feet;

thence S 00° 26' 35" E along the west line of the east half of the southeast quarter of said Section 28 a distance of 402.20 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by Paul Wagner Properties, LLC;

thence S 89° 16' 11" W along said Paul Wagner Properties, LLC parcel a distance of 641.99 feet to found iron rod marking a corner of said Paul Wagner Properties, LLC parcel;

thence S 00° 43' 49" E along said Paul Wagner Properties, LLC parcel a distance of 220.00 feet to a point marking the south line of said Section 28 and a corner of a parcel of land now or formerly owned by L. Swavel, referenced by a found iron rod situated S 16° 42' 13" E a distance of 2.58 feet;

(TMA 17-2)
(15.439A)

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"2072"

thence S 89° 16' 11" W along the south line of said Section 28 and along said L. Swavel parcel and a parcel of land now or formerly owned by S. & T. Fox a distance of 695.56 feet to the **POINT OF BEGINNING**.

Containing in all 15.439 acres of land, more or less, of which 0.280 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 April 2022.

Prior Deed References – OR 221, Page 365

22053-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N0°15'20"W DIST: 610.54
PT: 2 N: 610.5339 E: -2.7232
N89°44'40"E DIST: 834.92
PT: 3 N: 614.2579 E: 832.1885
N87°08'20"E DIST: 499.96
PT: 4 N: 639.2134 E: 1331.5253
S0°26'35"E DIST: 402.20
PT: 5 N: 237.0255 E: 1334.6354
S89°16'11"W DIST: 641.99
PT: 6 N: 228.8430 E: 692.6975
S0°43'49"E DIST: 220.00
PT: 7 N: 8.8609 E: 695.5015
S89°16'11"W DIST: 695.56
PT: 8 N: -0.0043 E: -0.0020

CLOSING BEARING/DISTANCE: N24°38'29"E DIST: 0.0047

MISCLOSURE: N: -0.0043 E: -0.0020

AREA: 15.439 ACRES



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KOEHLER SURVEYING, INC.
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LEGAL DESCRIPTION OF A 15.702 ACRE PARCEL
KENNETH RIFE

Being a parcel of land situated in part of the Northeast Quarter of Section 28, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the center of said Section 28 and the centerline of County Highway 121;

thence on an assumed bearing of N 00° 38' 01" W along the north-south half section line of said Section 28 and the centerline of said County Highway 121 a distance of 564.10 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by M. Wolford, Etux. and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 89° 21' 58" E a distance of 30.00 feet;

thence N 00° 38' 01" W along the north-south half section line of said Section 28 and the centerline of said County Highway 121 a distance of 647.86 feet to a point marking a corner of a parcel of land now or formerly owned by Wyandot Tractor & Implement Co. (OR 140, Page 769);

thence N 89° 21' 05" E along said Wyandot Tractor & Implement Co. parcel (OR 140, Page 769 and DV 203, Page 560) a distance of 925.56 feet to a set iron rod marking the limited access right-of-way of U.S. Rte. 23/U.S. Rte. 30, passing two found iron rods at distances of 30.00 feet and 324.69 feet respectively;

thence S 43° 49' 45" E along said limited access right-of-way of said U.S. Rte., 23/U.S. Rte. 30 a distance of 585.56 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by J. Collet, Trustee;

thence S 00° 44' 22" E along said J. Collet, Trustee parcel a distance of 111.35 feet to a set iron rod;

thence S 89° 21' 58" W on a line a distance of 532.90 feet to found iron rod marking a corner of said M. Wolford, Etux. parcel;

(TRACT 1)
(15.702A)

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thence S 87° 28' 58" W along said M. Wolford, Etux parcel a distance of 300.00 feet to a found iron rod marking a corner of said M. Wolford, Etux. parcel;

thence S 00° 38' 02" E along said M. Wolford, Etux parcel a distance of 100.00 feet to a found iron rod marking a corner of said M. Wolford, Etux. parcel;

thence S 89° 21' 58" W along said M. Wolford, Etux. parcel a distance of 493.84 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 463.84 feet.

Containing in all 15.702 acres of land, more or less, of which 0.297 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 April 2022.

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22053-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
N0°38'01"W DIST: 647.86
PT: 2 N: 647.8204 E: -7.1643
N89°21'05"E DIST: 925.56
PT: 3 N: 658.2979 E: 918.3364
S43°49'45"E DIST: 585.56
PT: 4 N: 235.8703 E: 1323.8429
S0°44'22"E DIST: 111.35
PT: 5 N: 124.5296 E: 1325.2799
S89°21'58"W DIST: 532.90
PT: 6 N: 118.6340 E: 792.4125
S87°28'58"W DIST: 300.00
PT: 7 N: 105.4581 E: 492.7020
S0°38'02"E DIST: 100.00
PT: 8 N: 5.4642 E: 493.8083
S89°21'58"W DIST: 493.84
PT: 9 N: 0.0008 E: -0.0015

CLOSING BEARING/DISTANCE: S62°57'44"E DIST: 0.0017

MISCLOSURE: N: 0.0008 E: -0.0015

AREA: 15.702 ACRES



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