

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

**LEGAL DESCRIPTION OF A 19.245 ACRE PARCEL
FOR BILLY PRICE**

Being a parcel of land situated in part of the Southwest Quarter of Section 3, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 3 and the centerline of Township Highway 42;

thence on an assumed bearing of N 89° 44' 35" W along the south line of said Section 3 and the centerline of said Township Highway 42 a distance of 705.11 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 00° 00' 01" E a distance of 30.00 feet;

thence continuing N 89° 44' 35" W along the south line of said Section 3 and the centerline of said Township Highway 42 a distance of 631.48 feet to a found MAG nail;

thence N 00° 00' 01" E on a line a distance of 1326.13 feet to a set iron rod marking the south line of the north half of the southwest quarter of said Section 3, passing a set iron rod a distance of 30.00 feet;

thence N 89° 59' 56" E along the south line of the north half of the southwest quarter of said Section 3 a distance of 631.47 feet to a set iron rod;

thence S 00° 00' 01" W on a line a distance of 1328.97 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 1298.97 feet.

Containing in all 19.245 acres of land, more or less, of which 0.435 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 2023.

REFERENCE SURVEY VOL. D
PAGE 683 IN THE TAX MAP OFFICE

"2023" Tract 3
(19.245 A)

Prior Deed References – OR 270, Page 1720

22167-S Tract 3



PT: 1 N: 0.0000 E: 0.0000
N89°44'35"W DIST: 631.4800
PT: 2 N: 2.8319 E: -631.4737
N0°00'01"E DIST: 1326.1300
PT: 3 N: 1328.9619 E: -631.4672
N89°59'56"E DIST: 631.4700
PT: 4 N: 1328.9741 E: 0.0028
S0°00'01"W DIST: 1328.9700
PT: 5 N: 0.0041 E: -0.0037

CLOSING BEARING/DISTANCE: S41°36'45"E DIST: 0.0055

MISCLOSURE: N: 0.0041 E: -0.0037

AREA: 19.245 ACRES



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"2023" Tract 3
(19.245A)

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**LEGAL DESCRIPTION OF A 40.597 ACRE PARCEL
FOR BILLY PRICE**

Being a parcel of land situated in part of the Southwest Quarter of Section 3, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of said Section 3 and the centerline of Township Highway 42 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 00° 00' 08" E along the west line of said Section 3, passing a found iron rod a distance of 30.00 feet, a total distance of 1320.11 feet to a point marking the southwest corner of the north half of the southwest quarter of said Section 3, referenced by a found iron rod situated N 37° 18' 45" E a distance of 0.38 feet;

thence N 89° 59' 56" E along the south line of the north half of the southwest quarter of said Section 3 a distance of 1336.53 feet to a set iron rod;

thence S 00° 00' 01" W on a line a distance of 1326.13 feet to a found MAG nail marking the south line of said Section 3 and the centerline of said Township Highway 42, passing a set iron rod a distance of 1296.13 feet;

thence N 89° 44' 35" W along the south line of said Section 3 and the centerline of said Township Highway 42 a distance of 1336.59 feet to the **POINT OF BEGINNING**.

Containing in all 40.597 acres of land, more or less, of which 0.921 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 2023.

Prior Deed References – OR 270, Page 1720

22167-S Remainder Tract



REFERENCE SURVEY VOL. D

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"2023

Remainder Tract
(40.597A)

PT: 1 N: 0.0000 E: 0.0000
N0°00'08"E DIST: 1320.1100
PT: 2 N: 1320.1100 E: 0.0512
N89°59'56"E DIST: 1336.5300
PT: 3 N: 1320.1359 E: 1336.5812
S0°00'01"W DIST: 1326.1300
PT: 4 N: -5.9941 E: 1336.5748
N89°44'35"W DIST: 1336.5900
PT: 5 N: -0.0001 E: -0.0018

CLOSING BEARING/DISTANCE: N85°52'30"E DIST: 0.0018

MISCLOSURE: N: -0.0001 E: -0.0018

AREA: 40.597 ACRES



REFERENCE SURVEY VOL. D

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"2023"

Remainder Tract
(40.597A)

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**LEGAL DESCRIPTION OF A 0.934 ACRE PARCEL
FOR BILLY PRICE**

Being a parcel of land situated in part of the Southwest Quarter of Section 3, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 3 and the centerline of Township Highway 42;

thence on an assumed bearing of N 89° 44' 35" W along the south line of said Section 3 and the centerline of said Township Highway 42 a distance of 203.33 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by Chad or Mark Price, Trustees and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 00° 00' 07" W a distance of 30.00 feet;

thence continuing N 89° 44' 35" W along the south line of said Section 3 and the centerline of said Township Highway 42 a distance of 52.00 feet to a set MAG nail;

thence N 00° 00' 07" W on a line a distance of 391.00 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence S 89° 44' 35" E on a line a distance of 255.33 feet to a set iron rod marking the north-south half section line of said Section 3;

thence S 00° 00' 07" E along the north-south half section line of said Section 3 a distance of 100.00 feet to set iron rod marking a corner of said Chad or Mark Price, Trustees parcel;

thence N 89° 44' 35" W along said Chad or Mark Price, Trustees parcel a distance of 203.33 feet to a set iron rod marking a corner of said Chad or Mark Price, Trustees parcel;

thence S 00° 00' 07" E along said Chad or Mark Price, Trustees parcel a distance of 291.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 261.00 feet.

REFERENCE SURVEY VOL. D

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"2025"

Tract 1
(0.934A)

Containing in all 0.934 acres of land, more or less, of which 0.036 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 2023.

Prior Deed References – OR 270, Page 1720

22167-S Tract 1 Adjoiner only tract.



PT: 1 N: 0.0000 E: 0.0000
N89°44'35"W DIST: 52.0000
PT: 2 N: 0.2332 E: -51.9995
N0°00'07"W DIST: 391.0000
PT: 3 N: 391.2332 E: -52.0127
S89°44'35"E DIST: 255.3300
PT: 4 N: 390.0882 E: 203.3147
S0°00'07"E DIST: 100.0000
PT: 5 N: 290.0882 E: 203.3181
N89°44'35"W DIST: 203.3300
PT: 6 N: 291.0000 E: -0.0099
S0°00'07"E DIST: 291.0000
PT: 7 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.934 ACRES



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"2023" Tract 1
(0.934A)

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**LEGAL DESCRIPTION OF A 19.245 ACRE PARCEL
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Commencing at a found stone marking the south quarter post of said Section 3 and the centerline of Township Highway 42;

thence on an assumed bearing of N 89° 44' 35" W along the south line of said Section 3 and the centerline of said Township Highway 42 a distance of 255.33 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 00° 00' 07" W a distance of 30.00 feet;

thence continuing N 89° 44' 35" W along the south line of said Section 3 and the centerline of said Township Highway 42 a distance of 449.78 feet to a set MAG nail;

thence N 00° 00' 01" E on a line a distance of 1328.97 feet to a set iron rod marking the south line of the north half of the southwest quarter of said Section 3, passing a set iron rod a distance of 30.00 feet;

thence N 89° 59' 56" E along the south line of the north half of the southwest quarter of said Section 3 a distance of 705.05 feet to a found iron pipe post marking the north-south half section line of said Section 3;

thence S 00° 00' 07" E along the north-south half section line of said Section 3 a distance of 941.14 feet to set iron rod;

thence N 89° 44' 35" W on a line a distance of 255.33 feet to a set iron rod;

thence S 00° 00' 07" E on a line a distance of 391.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 361.00 feet.

Containing in all 19.245 acres of land, more or less, of which 0.310 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.

REFERENCE SURVEY VOL. D

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IN THE TAX MAP OFFICE

"2023" Tract 2
(19.245 A)

Bearings are assumed and are for angular measurement only.

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

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#7457, in February 2023.

Prior Deed References – OR 270, Page 1720

22167-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N89°44'35"W DIST: 449.7800
PT: 2 N: 2.0170 E: -449.7755
N0°00'01"E DIST: 1328.9700
PT: 3 N: 1330.9870 E: -449.7690
N89°59'56"E DIST: 705.0500
PT: 4 N: 1331.0007 E: 255.2810
S0°00'07"E DIST: 941.1400
PT: 5 N: 389.8607 E: 255.3129
N89°44'35"W DIST: 255.3300
PT: 6 N: 391.0057 E: -0.0145
S0°00'07"E DIST: 391.0000
PT: 7 N: 0.0057 E: -0.0013

CLOSING BEARING/DISTANCE: S12°20'51"E DIST: 0.0059

MISCLOSURE: N: 0.0057 E: -0.0013

AREA: 19.245 ACRES



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(19.245A)