

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

**LEGAL DESCRIPTION OF A 52.009 ACRE PARCEL
FOR ROSE PAHL ESTATE**

Being a parcel of land situated in part of the Southeast and Southwest Quarters of Section 30, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the east quarter post of said Section 30;

thence on an assumed bearing of S 89° 27' 04" W along the east-west half section line of said Section 30 a distance of 1318.29 feet to a set iron rod marking the west line of the east half of the southeast quarter of said Section 30 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 00° 44' 01" E along the west line of the east half of the southeast quarter of said Section 30 a distance of 1728.24 feet to a set MAG nail marking the centerline of Township Highway 69, referenced by a set iron rod situated S 00° 44' 01" E a distance of 35.94 feet;

thence N 57° 19' 05" W along the centerline of said Township Highway 69 a distance of 1652.10 feet to set MAG nail, referenced by a set iron rod situated S 32° 55' 09" W a distance of 30.00 feet;

thence N 56° 50' 38" W along the centerline of said Township Highway 69 a distance of 1422.00 feet to a set MAG nail, referenced by a set iron rod situated N 56° 03' 38" W a distance of 59.61 feet;

thence along the centerline of Township Highway 69 on a curve to the left a distance of 56.28 feet, having a chord of 56.22 feet and a chord bearing of N 61° 27' 01" W to a set MAG nail, referenced by a set iron rod situated N 00° 39' 57" W a distance of 6.42 feet;

thence N 00° 39' 57" W on a line a distance of 6.42 to a set iron rod marking the east-west half section line of said Section 30;

thence N 89° 27' 04" E along the east-west half section line of said Section 30 a distance of 2608.46 feet to the **POINT OF BEGINNING**.

REFERENCE SURVEY VOL. D

PAGE 690 IN THE TAX MAP OFFICE

"2023" Tract 5

Containing in all 52.009 acres of land, more or less, of which 2.139 acres, 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 December 2022.

Prior Deed References – OR 251, Page 2604, OR 274, Page 601

22136-S Tract 5



PT: 1 N: 0.0000 E: 0.0000
S0°44'01"E DIST: 1728.2400
PT: 2 N: -1728.0983 E: 22.1277
N57°19'05"W DIST: 1652.1000
PT: 3 N: -836.0055 E: -1368.4135
N56°50'38"W DIST: 1422.0000
PT: 4 N: -58.2822 E: -2558.8884
DELTA = 9°12'47" R = 350.00 L = 56.28 CH = 56.22 CHD. BRG. = N 61°27'01"W
PT: 6 N: -31.4135 E: -2608.2722
N0°39'57"W DIST: 6.4200
PT: 7 N: -24.9939 E: -2608.3468
N89°27'04"E DIST: 2608.4600
PT: 8 N: -0.0055 E: -0.0065

CLOSING BEARING/DISTANCE: N49°59'57"E DIST: 0.0085

MISCLOSURE: N: -0.0055 E: -0.0065

AREA: 52.009 ACRES



REFERENCE SURVEY VOL. D
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"2023" Tract 5

**KOEHLER SURVEYING, .INC.
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**LEGAL DESCRIPTION OF A 28.200 ACRE PARCEL
FOR ROSE PAHL ESTATE**

Being a parcel of land situated in part of the Southeast Quarter of Section 30, T-3-S,
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 30;

thence on an assumed bearing of N 89° 31' 50" E along the south line of said Section 30
a distance of 324.32 feet to a set iron rod and being the **POINT OF BEGINNING** of the
hereinafter described parcel;

thence N 00° 30' 46" W on a line a distance of 1560.39 feet to a set MAG nail marking
the centerline of Township Highway 69, passing a set iron rod a distance of 1524.54 feet;

thence S 57° 19' 05" E along the centerline of said Township Highway 69 a distance of
1185.99 feet to a set MAG nail marking the west line of the east half of the southeast
quarter of said Section 30;

thence S 00° 44' 01" E along the west line of the east half of the southeast quarter of said
Section 30 a distance of 911.84 feet to a set iron rod marking the south line of said
Section 30, passing a set iron rod a distance of 35.94 feet;

thence S 89° 31' 50" W along the south line of said Section 30 a distance of 995.97 feet
to the **POINT OF BEGINNING**, passing a found iron rod a distance of 108.12 feet.

Containing in all 28.200 acres of land, more or less, of which 0.817 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 December 2022.

Prior Deed References – OR 251, Page 2604, OR 274, Page 601 Tract 1

REFERENCE SURVEY VOL. D
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"2023" Tract 1



PT: 1 N: 0.0000 E: 0.0000
N0°30'46"W DIST: 1560.3900
PT: 2 N: 1560.3275 E: -13.9648
S57°19'05"E DIST: 1185.9900
PT: 3 N: 919.9224 E: 984.2605
S0°44'01"E DIST: 911.8400
PT: 4 N: 8.1572 E: 995.9353
S89°31'50"W DIST: 995.9700
PT: 5 N: -0.0031 E: -0.0013

CLOSING BEARING/DISTANCE: N22°54'24"E DIST: 0.0033

MISCLOSURE: N: -0.0031 E: -0.0013

AREA: 28.200 ACRES



REFERENCE SURVEY VOL. D
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"2023" Tract 1

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 25.515 ACRE PARCEL
FOR ROSE PAHL ESTATE**

Being a parcel of land situated in part of the Southeast and Southwest Quarters of Section 30, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 30 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 89° 30' 53" W along the south line of said Section 30 a distance of 322.12 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by C. Boes, Etal.;

thence N 00° 41' 25" W along said C. Boes, Etal. parcel a distance of 648.76 feet to a found iron rod marking a corner of said C. Boes, Etal. parcel, passing a found post a distance of 6.49 feet;

thence N 89° 57' 56" E on a line a distance of 30.00 feet to a set iron rod;

thence N 00° 39' 48" W on a line a distance of 1321.14 feet to a set MAG nail marking the centerline of Township Highway 69, passing a set iron rod a distance of 1285.03 feet;

thence S 56° 50' 38" E along the centerline of said Township Highway 69 a distance of 278.61 feet to a set MAG nail, referenced by a set iron rod situated S 32° 55' 09" W a distance of 30.00 feet;

thence S 57° 19' 05" E along the centerline of said Township Highway 69 a distance of 466.11 feet to a set MAG nail;

thence S 00° 30' 46" E on a line a distance of 1560.39 feet to a set iron rod marking the south line of said Section 30, passing a set iron rod a distance of 35.85 feet;

thence S 89° 31' 50" W along the south line of said Section 30 a distance of 324.32 feet to the **POINT OF BEGINNING**.

Containing in all 25.515 acres of land, more or less, of which 0.513 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 December 2022.

Prior Deed References – OR 251, Page 2604, OR 274, Page 601

22136-S

Tract 2



PT: 1 N: 0.0000 E: 0.0000
S89°30'53"W DIST: 322.1200
PT: 2 N: -2.7282 E: -322.1084
N0°41'25"W DIST: 648.7600
PT: 3 N: 645.9847 E: -329.9243
N89°57'56"E DIST: 30.0000
PT: 4 N: 646.0027 E: -299.9243
N0°39'48"W DIST: 1321.1400
PT: 5 N: 1967.0542 E: -315.2192
S56°50'38"E DIST: 278.6100
PT: 6 N: 1814.6762 E: -81.9715
S57°19'05"E DIST: 466.1100
PT: 7 N: 1562.9884 E: 310.3444
S0°30'46"E DIST: 1560.3900
PT: 8 N: 2.6609 E: 324.3092
S89°31'50"W DIST: 324.3200
PT: 9 N: 0.0037 E: 0.0000

CLOSING BEARING/DISTANCE: S0°41'42"W DIST: 0.0037

MISCLOSURE: N: 0.0037 E: 0.0000

AREA: 25.515 ACRES



REFERENCE SURVEY VOL. D
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"2023" Tract 2

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**LEGAL DESCRIPTION OF A 19.120 ACRE PARCEL
FOR ROSE PAHL ESTATE**

Being a parcel of land situated in part of the Southwest Quarter of Section 30, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the east quarter post of said Section 30;

thence on an assumed bearing of S 89° 27' 04" W along the east-west half section line of said Section 30 a distance of 3926.75 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 00° 39' 57" E on a line a distance of 1330.33 feet to a set iron rod, passing a set MAG nail a distance of 6.42 feet;

thence S 88° 44' 43" E on a line a distance of 999.50 feet to a set iron rod;

thence S 00° 39' 48" E on a line a distance of 627.60 feet to a set iron rod;

thence S 89° 57' 56" W on a line a distance of 30.00 feet to found iron rod marking a corner of a parcel of land now or formerly owned by C. Boes, Etal.;

thence S 89° 57' 56" W along said C. Boes, Etal. parcel a distance of 1067.32 feet to a found iron rod marking a corner of said C. Boes, Etal. parcel and the east line of the west half of the southwest quarter of said Section 30;

thence N 00° 39' 57" W along said C. Boes, Etal. parcel and the east line of the west half of the southwest quarter of said Section 30 a distance of 1979.54 feet to a set iron rod marking the east-west half section line of said Section 30;

thence N 89° 27' 04" E along the east-west half section line of said Section 30 a distance of 98.35 feet to the **POINT OF BEGINNING**.

Containing in all 19.120 acres of land, more or less, of which 0.048 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 December 2022.

Prior Deed References – OR 251, Page 2604, OR 274, Page 601

22136-S Tract 3



PT: 1 N: 0.0000 E: 0.0000
S0°39'57"E DIST: 1330.3300
PT: 2 N: -1330.2402 E: 15.4594
S88°44'43"E DIST: 999.5000
PT: 3 N: -1352.1265 E: 1014.7197
S0°39'48"E DIST: 627.6000
PT: 4 N: -1979.6844 E: 1021.9855
S89°57'56"W DIST: 1097.3200
PT: 5 N: -1980.3441 E: -75.3343
N0°39'57"W DIST: 1979.5400
PT: 6 N: -0.9378 E: -98.3380
N89°27'04"E DIST: 98.3500
PT: 7 N: 0.0044 E: 0.0075

CLOSING BEARING/DISTANCE: S59°46'27"W DIST: 0.0087

MISCLOSURE: N: 0.0044 E: 0.0075

AREA: 19.120 ACRES



REFERENCE SURVEY VOL. D

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"2023" Tract 3

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 23.193 ACRE PARCEL
FOR ROSE PAHL ESTATE**

Being a parcel of land situated in part of the Southwest Quarter of Section 30, T-3-S,
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the east quarter post of said Section 30;

thence on an assumed bearing of S 89° 27' 04" W along the east-west half section line of
said Section 30 a distance of 3926.75 feet to a set iron rod;

thence S 00° 39' 57" E on a line a distance of 6.42 feet to a set MAG nail, referenced by
a set iron rod situated N 00° 39' 57" W a distance of 6.42 feet and being the **POINT OF
BEGINNING** of the hereinafter described parcel;

thence along the centerline of Township Highway 69 on a curve to the right a distance of
56.28 feet, having a chord of 56.22 and a chord bearing of S 61° 27' 01" E to a set MAG
nail, referenced by a set iron rod situated N 56° 03' 38" W a distance of 59.61 feet;

thence S 56° 50' 38" E along the centerline of said Township Highway 69 a distance of
1143.39 feet to a set MAG nail;

thence S 00° 39' 48" E on a line a distance of 693.54 feet to set iron rod, passing a set
iron rod a distance of 36.11 feet;

thence N 88° 44' 43" W on a line a distance of 999.50 feet to a set iron rod;

thence N 00° 39' 57" W on a line a distance of 1323.91 feet to the **POINT OF
BEGINNING**.

Containing in all 23.193 acres of land, more or less, of which 0.827 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 December 2022.

Prior Deed References – OR 251, Page 2604, OR 274, Page 601

22136-S Tract 4



PT: 1 N: 0.0000 E: 0.0000
DELTA = 9°12'47" R = 350.00 L = 56.28 CH = 56.22 CHD. BRG. = S61°27'01"E
PT: 3 N: -26.8687 E: 49.3838
S56°50'38"E DIST: 1143.3900
PT: 4 N: -652.2140 E: 1006.6110
S0°39'48"E DIST: 693.5400
PT: 5 N: -1345.7075 E: 1014.6402
N88°44'43"W DIST: 999.5000
PT: 6 N: -1323.8212 E: 15.3799
N0°39'57"W DIST: 1323.9100
PT: 7 N: -0.0006 E: -0.0049

CLOSING BEARING/DISTANCE: N83°24'09"E DIST: 0.0049

MISCLOSURE: N: -0.0006 E: -0.0049

AREA: 23.193 ACRES



REFERENCE SURVEY VOL. D
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