

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

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**LEGAL DESCRIPTION OF A 54.085 ACRE PARCEL  
FOR JOHN L. MASON, ET AL**

Being a parcel of land situated in part of the Northwest Quarter of Section 34, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the North Quarter Post of said Section 34 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 20' 25" W along the north-south half section line of said Section 34 a distance of 2299.80 feet to a set iron rod on a northerly line of a parcel of land currently owned by the State of Ohio;

thence S 89° 27' 14" W along said line a distance of 1313.23 feet to a point on or near the centerline of an open ditch, referenced by a set iron rod situated N 07° 26' 01" W a distance of 27.01 feet;

thence N 26° 15' 57" E on or near the centerline of said open ditch a distance of 384.17 feet to a point, referenced by a set iron rod situated N 35° 25' 47" E a distance of 15.63 feet;

thence N 52° 45' 00" E on or near the centerline of said open ditch a distance of 39.48 feet to a point, referenced by a set iron rod situated S 63° 28' 35" W a distance of 25.00 feet;

thence N 16° 48' 22" E on or near the centerline of said open ditch a distance of 254.60 feet to a point, referenced by a set iron rod situated N 47° 07' 25" W a distance of 18.00 feet;

thence N 34° 57' 51" E on or near the centerline of said open ditch a distance of 249.69 feet to a point, referenced by a set iron rod situated N 72° 00' 20" W a distance of 15.00 feet;

thence N 02° 33' 42" W on or near the centerline of said open ditch a distance of 42.72 feet to a point, referenced by a set iron rod situated S 17° 59' 40" W a distance of 40.00 feet;

thence N 65° 56' 54" W on or near the centerline of said open ditch a distance of 94.69 feet to a point, referenced by a set iron rod situated S 65° 43' 31" W a distance of 20.00 feet;

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PARCEL 38

54.085 AC.

thence N 26° 56' 14" W on or near the centerline of said open ditch a distance of 181.37 feet to a point, referenced by a set iron rod situated S 81° 01' 25" W a distance of 12.00 feet;

thence N 33° 25' 26" E on or near the centerline of said open ditch a distance of 341.80 feet to a point, referenced by a set iron rod situated N 32° 53' 15" W a distance of 63.17 feet;

thence N 06° 58' 10" W on or near the centerline of said open ditch a distance of 57.21 feet to a point, referenced by a set iron rod situated S 82° 12' 57" W a distance of 27.61 feet;

thence N 54° 53' 42" W on or near the centerline of said open ditch a distance of 41.06 feet to a point, referenced by a set iron rod situated S 12° 50' 07" W a distance of 28.05 feet;

thence N 05° 58' 34" W on or near the centerline of said open ditch a distance of 881.67 feet to set MAG nail on the centerline of United States Route 30, referenced by a set iron rod situated S 11° 58' 06" W a distance of 64.89 feet;

thence N 89° 26' 23" E along said centerline a distance of 1023.32 feet to the **POINT OF BEGINNING**.

Containing in all 54.085 acres of land, more or less, of which 0.758 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, 2002 and January, 2003.

Prior Deed Reference – OR Volume 3, Page 564.

Deed Volume 209, Page 434

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Parcel #3B (north end)

VICTOR B. KOEHLER, P.S.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351  
(419) 294-5388

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**LEGAL DESCRIPTION OF A 5.010 ACRE PARCEL  
FOR MARY A. LOVERICH**

Being a parcel of land situated in part of the Northwest Quarter of Section 1, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northwest Corner of said Section;

thence on an assumed bearing of N 90° 00' 00" E along the centerline of State Route 53 a distance of 1346.30 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence continuing N 90° 00' 00" E along said centerline a distance of 655.70 feet to a set MAG nail;

thence S 00° 24' 10" W a distance of 332.84 feet to a set iron rod, passing a set iron rod a distance of 22.50 feet;

thence S 90° 00' 00" W a distance of 655.70 feet to a set iron rod;

thence N 00° 24' 10" E a distance of 332.84 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 310.34 feet.

Containing in all 5.010 acres of land, more or less, of which 0.339 acres, more or less, is currently contained within the right-of-way of State Route 53. 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 plastic caps imprinted "VBK #7457".

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in September, 1998.

Prior Deed Reference – Volume 198, Page 758.

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**KOEHLER SURVEYING**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 5.010 ACRE PARCEL**  
**FOR JOHN L. MASON, ET AL**

Being a parcel of land situated in part of the Northwest Quarter of Section 34, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the Northwest Corner of said Section 34;

thence on an assumed bearing of N 89° 26' 23" E along the centerline of United States Route 30 a distance of 190.00 feet to a set MAG nail marking the northeast corner of a parcel of land currently owned by R. D. England, et al, and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 00° 10' 22" W a distance of 30.00 feet;

thence continuing N 89° 26' 23" E along said centerline a distance of 467.18 feet to set MAG nail;

thence S 00° 10' 22" W a distance of 467.18 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence S 89° 26' 23" W a distance of 467.18 feet to a set iron rod;

thence N 00° 10' 22" E a distance of 467.18 feet to the **POINT OF BEGINNING**, passing 2 set iron rods a distance of 347.18 feet and 437.18 feet respectively.

Containing in all 5.010 acres of land, more or less, of which 0.322 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, 2002 and January, 2003.

Prior Deed Reference – OR Volume 3, Page 564.  
Deed Volume 209, Page 434.

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Parcel #1B (north end)

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PARCEL 1B

5.010 AC.

KOEHLER SURVEYING  
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(419) 294-5388

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**LEGAL DESCRIPTION OF A 81.621 ACRE PARCEL  
FOR JOHN L. MASON, ET AL**

Being a parcel of land situated in part of the Northwest Quarter of Section 34, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the Northwest Corner of said Section 34; thence on an assumed bearing of N 89° 26' 23" E along the centerline of United States Route 30, passing a set MAG nail a distance of 190.00 feet, a total distance of 657.18 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 00° 10' 22" W a distance of 30.00 feet; thence continuing N 89° 26' 23" E along said centerline a distance of 1058.23 feet to set MAG nail on or near the centerline of an open ditch, referenced by a set iron rod situated S 11° 58' 06" W a distance of 64.89 feet; thence S 05° 58' 34" E on or near the centerline of said open ditch a distance of 881.67 feet to a point, referenced by a set iron rod situated S 12° 50' 07" E a distance of 28.05 feet; thence S 54° 53' 42" E on or near the centerline of said open ditch a distance of 41.06 feet to a point, referenced by a set iron rod situated S 82° 12' 57" W a distance of 27.61 feet; thence S 06° 58' 10" E on or near the centerline of said open ditch a distance of 57.21 feet to a point, referenced by a set iron rod situated N 32° 53' 15" W a distance of 63.17 feet; thence S 33° 25' 26" W on or near the centerline of said open ditch a distance of 341.80 feet to a point, referenced by a set iron rod situated S 81° 01' 25" W a distance of 12.00 feet; thence S 26° 56' 14" E on or near the centerline of said open ditch a distance of 181.37 feet to a point, referenced by a set iron rod situated S 65° 43' 31" W a distance of 20.00 feet; thence S 65° 56' 54" E on or near the centerline of said open ditch a distance of 94.69 feet to a point, referenced by a set iron rod situated S 17° 59' 40" W a distance of 40.00 feet;

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thence S 02° 33' 42" E on or near the centerline of said open ditch a distance of 42.72 feet to a point, referenced by a set iron rod situated N 72° 00' 20" W a distance of 15.00 feet;

thence S 34° 57' 51" W on or near the centerline of said open ditch a distance of 249.69 feet to a point, referenced by a set iron rod situated N 47° 07' 25" W a distance of 18.00 feet;

thence S 16° 48' 22" W on or near the centerline of said open ditch a distance of 254.60 feet to a point, referenced by a set iron rod situated S 63° 28' 35" W a distance of 25.00 feet;

thence S 52° 45' 00" W on or near the centerline of said open ditch a distance of 39.48 feet to a point, referenced by a set iron rod situated N 35° 25' 47" E a distance of 15.63 feet;

thence S 26° 15' 57" W on or near the centerline of said open ditch a distance of 384.17 feet to a point on a northerly line of a parcel of land currently owned by the State of Ohio, referenced by a set iron rod situated N 07° 26' 01" W a distance of 27.01 feet;

thence S 89° 27' 14" W along said line a distance of 888.04 feet to a set iron rod, marking a corner of said State of Ohio parcel;

thence N 75° 14' 05" W along a line of said State of Ohio parcel a distance of 72.85 feet to a set iron rod marking a corner of said State of Ohio parcel;

thence N 74° 11' 04" W along a line of said State of Ohio parcel a distance of 384.43 feet to a set iron rod marking a corner of said State of Ohio parcel;

thence N 01° 49' 26" W along a line of said State of Ohio parcel and a easterly line of a parcel of land currently owned by The Wyandot County Board of Commissioners a distance of 1434.94 feet to a set iron rod marking a corner of said Board of Commissioners parcel;

thence N 89° 49' 38" W along a line of said Board of Commissioners parcel a distance of 40.00 feet to a set MAG nail on the centerline of County Highway 81, referenced by the last mentioned set iron rod;

thence N 00° 10' 22" E along said centerline a distance of 591.29 feet to a set MAG nail marking a corner of a parcel of land currently owned by R. D. England, et al;

thence N 89° 26' 23" E along a line of said England parcel a distance of 165.00 feet to a set iron rod marking a corner of said England parcel, passing a set iron rod a distance of 30.00 feet;

thence N 00° 10' 22" E along a line of said England parcel a distance of 25.00 feet to a set iron rod marking a corner of said England parcel;

thence N 89° 26' 23" E along a line of said England parcel a distance of 25.00 feet to a set iron rod marking a corner of said England parcel;

thence S 00° 10' 22" W a distance of 347.18 feet to a set iron rod;

thence N 89° 26' 23" E a distance of 467.18 feet to a set iron rod;

thence N 00° 10' 22" E a distance of 467.18 feet to the **POINT OF BEGINNING**,  
passing a set iron rod a distance of 437.18 feet.

Containing in all 81.621 acres of land, more or less, of which 1.191 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, 2002 and January, 2003.

Prior Deed Reference – OR Volume 3, Page 564.  
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Parcel #2B (north end)