

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

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**LEGAL DESCRIPTION OF A 0.671 ACRE PARCEL  
FOR J. CAUDILL**

Being a parcel of land situated in part of the Southwest Quarter of Section 28, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking Center of said Section 28, referenced by a found iron rod situated S 00° 00' 26" E a distance of 50.00 feet;

thence on an assumed bearing of S 89° 44' 35" W along the centerline of County Highway 330 a distance of 300.00 feet to a found MAG nail marking the northeast corner of a parcel of land currently owned by J. & R. Caudill;

thence S 00° 15' 25" E along said Caudill parcel a distance of 330.00 feet to a found iron rod marking the southeast corner of said parcel and being the **POINT OF BEGINNING**, passing a found iron rod for reference a distance of 44.65 feet;

thence S 00° 15' 25" E a distance of 154.15 feet to a point on or near the centerline of Broken Sword Creek, passing a set iron rod for reference a distance of 77.65 feet;

thence S 81° 19' 01" W on or near said centerline a distance of 176.91 feet to a point;

thence N 00° 15' 25" W a distance of 180.08 feet to a set iron rod marking the southwest corner of said Caudill parcel, passing a set iron rod for reference a distance of 62.58 feet;

thence N 89° 44' 35" E along said Caudill parcel a distance of 175.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.671 acres of land, more or less, 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 March, 2013.

Prior Deed Reference – OR Volume 213, Page 941

12056-S

**Tract 2**



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**LEGAL DESCRIPTION OF A 3.172 ACRE PARCEL  
FOR DARREL WALTON**

Being a parcel of land situated in part of the Southwest Quarter of Section 28, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking Center of said Section 28 and being the and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 00' 26" E along the north-south half section line a distance of 440.00 feet to a point on or near the centerline of Broken Sword Creek, passing a found iron rod for reference a distance of 50.00 feet and passing a set iron rod for reference a distance of 371.29 feet;

thence S 81° 19' 01" W on or near said centerline a distance of 301.34 feet to a point;

thence N 00° 15' 25" W a distance of 484.15 feet to a found MAG nail on the centerline of County Highway 330 marking the northeast corner of a parcel of land currently owned by J. & R. Caudill, passing a set iron rod for reference a distance of 76.50 feet, a found iron rod marking the southeast corner of said Caudill parcel a distance of 154.15 feet and a found iron rod for reference a distance of 439.50 feet;

thence N 89° 44' 35" E along said centerline a distance of 300.00 feet to the **POINT OF BEGINNING**.

Containing in all 3.172 acres of land, more or less, of which 0.361 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 March, 2013.

Prior Deed Reference – OR Volume 213, Page 941

REFERENCE SURVEY VOL. C  
PAGE 1421 IN THE TAX MAP OFFICE  
(TRACT 1)



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**LEGAL DESCRIPTION OF A 0.776 ACRE PARCEL  
FOR L. MARKLEY**

Being a parcel of land situated in part of the Southwest Quarter of Section 28, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking Center of said Section 28, referenced by a found iron rod situated S 00° 00' 26" E a distance of 50.00 feet;

thence on an assumed bearing of S 89° 44' 35" W along the centerline of County Highway 330 a distance of 650.00 feet to a found MAG nail marking the northwest corner of a parcel of land currently owned by L. Markley;

thence S 00° 15' 25" E along said Markley parcel a distance of 330.00 feet to a found iron rod marking the southwest corner of said parcel and being the **POINT OF BEGINNING**, passing a found iron rod for reference a distance of 51.31 feet;

thence N 89° 44' 35" E along said Markley parcel a distance of 175.00 feet to a set iron rod marking the southeast corner of said Markley parcel;

thence S 00° 15' 25" E a distance of 180.08 feet to a point on or near the centerline of Broken Sword Creek, passing a set iron rod for reference a distance of 117.50 feet;

thence S 81° 19' 01" W on or near said centerline a distance of 176.91 feet to a point;

thence N 00° 15' 25" W a distance of 206.00 feet to the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 43.92 feet.

Containing in all 0.776 acres of land, more or less, 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 March, 2013.

Prior Deed Reference – OR Volume 213, Page 941

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**Tract 3**

