

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

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**LEGAL DESCRIPTION OF A 0.086 ACRE PARCEL  
FOR CHARLES A. NEWELL**

Being a parcel of land situated in part of the Northwest Quarter of Section 15, T-3-S,  
R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the Center of said Section 15;

thence on an assumed bearing of S 88° 51' 54" W along the centerline of County  
Highway 61 a distance of 318.00 feet to a found P-K nail marking the southeast corner of  
a parcel of land currently owned by C. Newell, et ux, and the southwest corner of a parcel  
of land currently owned by M. Laudick, Trustee, referenced by a found iron pipe situated  
N 01° 35' 01" W a distance of 18.14 feet and being the **POINT OF BEGINNING**;

thence N 00° 20' 43" W along the common Newell-Laudick parcel line a distance of  
468.53 feet to a point on the top of the south bank of the Sandusky River marking the  
northwest corner of said M. Laudick, Trustee parcel, passing 2 set iron rods for reference  
a distance of 345.56 feet and 453.66 feet respectively;

thence S 54° 54' 15" E along the top of the south bank of the Sandusky River a distance  
of 19.54 feet to a point;

thence S 01° 38' 53" W a distance of 457.48 feet to the **POINT OF BEGINNING**,  
passing 2 set iron rods for reference a distance of 26.00 feet and 111.55 feet respectively.

Containing in all 0.086 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 October, 2013.

Prior Deed Reference – OR Volume 6, Page 81; Volume 214, Pages 922 & 924.

13140-S Tract 2

REFERENCE SURVEY VOL. C  
PAGE 1481 IN THE TAX MAP OFFICE

(TRACT 2)(0.086 A)

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**LEGAL DESCRIPTION OF A 0.987 ACRE PARCEL  
FOR CHARLES A. NEWELL**

Being a parcel of land situated in part of the Northwest Quarter of Section 15, T-3-S,  
R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the Center of said Section 15;

thence on an assumed bearing of S 88° 51' 54" W along the centerline of County  
Highway 61 a distance of 318.00 feet to a found P-K nail marking the southeast corner of  
a parcel of land currently owned by C. Newell, et ux, and the southwest corner of a parcel  
of land currently owned by M. Laudick, Trustee, referenced by a found iron pipe situated  
N 01° 35' 01" W a distance of 18.14 feet;

thence N 00° 20' 43" W along the common Newell-Laudick parcel line a distance of  
345.56 feet to a set iron rod marking the northeast corner of said Newell parcel and being  
the **POINT OF BEGINNING**;

thence S 88° 51' 54" W along said Newell parcel a distance of 22.40 feet to a set iron  
rod;

thence S 62° 15' 53" W along said Newell parcel a distance of 200.00 feet to a found iron  
on the east line of a parcel of land currently owned by J. McClain, et ux;

thence N 00° 20' 43" W along said McClain parcel a distance of 255.01 feet to a found  
iron rod marking the northeast corner of said McClain parcel;

thence N 59° 03' 46" E a distance of 91.49 feet to a point on the top of the south bank of  
the Sandusky River, passing a set iron rod for reference a distance of 79.49 feet;

thence S 54° 54' 15" E along the top of the south bank of the Sandusky River a distance  
of 148.79 feet to a point marking the northwest corner of said M. Laudick, Trustee parcel;

thence S 00° 20' 43" E along said M. Laudick, Trustee parcel a distance of 122.97 feet to the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 14.87 feet.

Containing in all 0.987 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 October, 2013.

Prior Deed Reference – Volume 136, Page 448; Volume 182, Page 248.

13140-S

Tract 1