

VICTOR B. KOEHLER, P.S.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351

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LEGAL DESCRIPTION OF A 0.880 ACRE  
PARCEL FOR RUTH & KEN TOOMAN

Being a parcel of land situated in part of the Northwest Quarter of Section 2, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of centerlines of State Route 568 and Township Highway 89 and being the **POINT OF BEGINNING**, referenced by a set iron rod located N 00° 14' 37" E a distance of 42.84 feet;

thence on an assumed bearing of N 44° 12' 15" W along the centerline of State Route 568 a distance of 288.17 feet to a set MAG nail;

thence N 45° 47' 44" E a distance of 184.62 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence S 89° 45' 23" E a distance of 70.00 feet to a set iron rod;

thence S 00° 14' 37" W a distance of 335.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of ~~295.24~~ feet.

*292.16 per Dean 1/28/08*

Containing in all 0.880 acre of land, more or less, of which 0.198 acre, more or less, is currently contained within the right-of-way of State Route 568. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

All set iron rods are 5/8" diameter with plastic caps imprinted "VBK #7457".

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in August, 1998.

Prior Deed Reference - Volume 215, Page 80.

98088-S (162)

Detail "B"

toman\_b1.wpd

**VICTOR B. KOEHLER, P.S.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351**

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**LEGAL DESCRIPTION OF A 1.004 ACRE  
PARCEL FOR RUTH & KEN TOOMAN**

Being a parcel of land situated in part of the Northwest and Southwest Quarter of Section 2, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of centerlines of State Route 568 and Township Highway 89, referenced by a set iron rod located N 00° 14' 37" E a distance of 42.84 feet;

thence on an assumed bearing of S 44° 07' 53" E along the centerline of State Route 568 a distance of 1093.05 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence N 45° 51' 32" E a distance of 175.00 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence S 44° 08' 28" E a distance of 250.00 feet to a set iron rod;

thence S 45° 51' 32" W a distance of 175.00 feet to a set MAG nail on the centerline of State Route 568, passing a set iron rod a distance of 145.00 feet;

thence N 44° 09' 25" W along said centerline a distance of 95.42 feet to a found P-K nail;

thence N 44° 07' 53" W along said centerline a distance of 154.58 feet to the **POINT OF BEGINNING**.

Containing in all 1.004 acres of land, more or less, of which 0.172 acres, more or less, is currently contained within the right-of-way of State Route 568. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

All set iron rods are 5/8" diameter with plastic caps imprinted "VBK #7457".

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in August, 1998.

Prior Deed Reference - Volume 210, Page 995.

98088-S (162)

Detail "C"

toman\_c.wpd

REFERENCE SURVEY VOL. D  
PAGE 57 IN THE TAX MAP OFFICE

DETAIL C

1.004 Ac.

**VICTOR B. KOEHLER, P.S.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351**

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**LEGAL DESCRIPTION OF A 0.166 ACRE  
PARCEL FOR RUTH & KEN TOOMAN**

Being a parcel of land situated in part of the Southwest Quarter of Section 2, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the centerline of Township Highway 89 and the South Line of said Section, referenced by a set iron rod located N 89° 40' 04" E a distance of 20.00 feet;

thence on an assumed bearing of N 00° 11' 45" E along said centerline a distance of 1311.31 feet to a set MAG nail;

thence N 89° 54' 38" E a distance of 365.00 feet to a set iron rod and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 20.00 feet;

thence N 00° 11' 45" E a distance of 480.00 feet to a set iron rod;

thence N 89° 54' 38" E a distance of 17.70 feet to a set iron rod;

thence S 00° 49' 26" W a distance of 480.06 feet to a found iron pipe;

thence S 89° 54' 38" W a distance of 12.44 feet to the **POINT OF BEGINNING**.

Containing in all 0.166 acres of land, more or less, and is subject to all highways and easements of record.

Bearings are assumed and for angular measurement only.

All set iron rods are 5/8" diameter with plastic caps imprinted "VBK #7457".

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in August, 1998.

Prior Deed Reference - Volume 210, Page 995.

98088-S (162)

Detail "D"

toman\_d.wpg

REFERENCE SURVEY VOL. D  
PAGE 57 IN THE TAX MAP OFFICE

DETAIL D

0.166  
ac

**VICTOR B. KOEHLER, P.S.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351**

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**LEGAL DESCRIPTION OF A 0.464 ACRE  
PARCEL FOR RUTH & KEN TOOMAN**

Being a parcel of land situated in part of the Southeast Quarter of Section 2, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection if the centerline of State Route 568 and the Big Spring Reservation Line, referenced by a set iron rod located N 00° 46' 05" E a distance of 42.44 feet;

thence on an assumed bearing of N 44° 12' 56" W along the centerline of State Route 568 a distance of 1111.19 feet to a found railroad spike, passing 2 set MAG nails a distance of 64.00 feet and 1061.54 feet respectively;

thence N 44° 19' 18" W along said centerline a distance of 159.06 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence S 45° 26' 47" W a distance of 208.71 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence S 88° 27' 25" W a distance of 49.26 feet to a set iron rod;

thence N 78° 41' 01" W a distance of 91.98 feet to a set iron rod;

thence N 00° 58' 08" E a distance of 130.89 feet to a found iron rod;

thence S 58° 44' 08" E a distance of 175.80 feet to a found iron rod;

thence N 45° 26' 47" E a distance of 160.00 feet to a found railroad spike on the centerline of State Route 568, passing a set iron rod a distance of 130.00 feet;

thence S 44° 19' 18" E along said centerline a distance of 31.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.464 acres of land, more or less, of which 0.021 acres, more or less, is currently contained within the right-of-way of State Route 568, the above described property being subject to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

All set iron rods are 5/8" diameter with plastic caps imprinted "VBK #7457".

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in August, 1998.

Prior Deed Reference - Volume 210, Page 995.

98088-S (162)

Detail "E"

toman\_e2.wpg

**VICTOR B. KOEHLER, P.S.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351**

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**LEGAL DESCRIPTION OF A 1.000 ACRE  
PARCEL FOR RUTH & KEN TOOMAN**

Being a parcel of land situated in part of the Southeast Quarter of Section 2, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection if the centerline of State Route 568 and the Big Spring Reservation Line, referenced by a set iron rod located N 00° 46' 05" E a distance of 42.44 feet;

thence on an assumed bearing of N 44° 12' 56" W along the centerline of State Route 568 a distance of 1061.54 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a set MAG nail a distance of 64.00 feet;

thence S 45° 26' 47" W a distance of 208.71 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 44° 17' 47" W a distance of 208.71 feet to set iron rod;

thence N 45° 26' 47" E a distance of 208.71 feet to a set MAG nail on the centerline of State Route 568, passing a set iron rod a distance of 178.71 feet;

thence S 44° 19' 18" E along said centerline a distance of 159.06 feet to a found railroad spike;

thence S 44° 12' 56" E along said centerline a distance of 49.65 feet to the **POINT OF BEGINNING**;

Containing in all 1.000 acres of land, more or less, of which 0.144 acres, more or less, is currently contained within the right-of-way of State Route 568, the above described property being subject to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

All set iron rods are 5/8" diameter with plastic caps imprinted "VBK #7457".

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in August, 1998.

Prior Deed Reference - Volume 210, Page 995.

98088-S (162)

Detail "E"

toman\_el.wpg

REFERENCE SURVEY VOL. **D**  
PAGE **57** IN THE TAX MAP OFFICE

**DETAIL E**

**1.000 Ac.**

**VICTOR B. KOEHLER, P.S.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351**

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**LEGAL DESCRIPTION OF A 122.425 ACRE  
PARCEL FOR RUTH & KEN TOOMAN**

Being a parcel of land situated in part of the Northwest, Southwest, and Southeast Quarter of Section 2, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerline of State Route 568 and the Big Spring Reservation Line, referenced by a set iron rod located N 00° 46' 05" E a distance of 42.44 feet;

thence on an assumed bearing of N 44° 12' 56" W along the centerline of State Route 568 a distance of 64.00 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence S 24° 31' 56" W a distance of 238.92 feet to a found iron pipe on the south line of said Section, passing a set iron rod a distance of 32.19 feet;

thence S 89° 40' 04" W along said line a distance of 3180.26 feet to a found railroad spike on the centerline of Township Highway 89, passing a set iron rod a distance of 3160.26 feet;

thence N 00° 11' 45" E along said centerline a distance of 1311.31 feet to a set MAG nail;

thence N 89° 54' 38" E a distance of 365.00 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 00° 11' 45" E a distance of 480.00 feet to a set iron rod;

thence S 89° 54' 38" W a distance of 105.00 feet to a set iron rod;

thence N 00° 11' 45" E a distance of 208.70 feet to a set iron rod;

thence S 89° 54' 38" W a distance of 260.00 feet to a set MAG nail on the centerline of Township Highway 89, passing a set iron rod a distance of 240.00 feet;

thence N 00° 11' 45" E along said centerline a distance of 652.99 feet to a found railroad spike;

thence N 89° 26' 36" E a distance of 318.70 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 59° 01' 08" E a distance of 455.13 feet to a found iron pipe;

thence S 59° 04' 12" E a distance of 209.85 feet to a found iron pipe;

thence N 31° 00' 51" E a distance of 261.69 feet to a found P-K nail on the centerline of State Route 568, passing a set iron rod a distance of 230.66 feet;

thence S 44° 10' 21" E along said centerline a distance of 1006.60 feet to a found railroad spike;

thence S 44° 28' 51" E along said centerline a distance of 603.21 feet to a found railroad spike;

thence S 00° 58' 08" W a distance of 415.49 feet to a set iron rod , passing a set iron rod a distance of 42.04 feet and a found iron rod a distance of 284.60 feet;

thence S 78° 41' 01" E a distance of 91.98 feet to a set iron rod;

thence N 88° 27' 25" E a distance of 49.26 feet to a set iron rod;

thence S 44° 17' 47" E a distance of 208.71 feet to a set iron rod;

thence N 45° 26' 47" E a distance of 208.71 feet to a set MAG nail on the centerline of State Route 568, passing a set iron rod a distance of 178.71 feet;

thence S 44° 12' 56" E along said centerline a distance of 997.54 feet to the **POINT OF BEGINNING**;

Containing in all 122.425 acres of land, more or less, of which 0.902 acres, more or less, is currently contained within the right-of-way of Township Highway 89 and 1.796 acres, more or less, is currently contained in the right-of-way of State Route 568, the above described property being subject to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

All set iron rods are 5/8" diameter with plastic caps imprinted "VBK #7457".

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in August, 1998.

Prior Deed Reference - Volume 210, Page 995.

98088-S (162)

VICTOR B. KOEHLER, P.S.  
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UPPER SANDUSKY, OHIO 43351

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LEGAL DESCRIPTION OF A 182.174 ACRE  
PARCEL FOR RUTH & KEN TOOMAN

Being a parcel of land situated in part of Section 2, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 59' 25" E along the centerline of County Highway 3 a distance of 692.66 feet to a found stone in a monument box;

thence S 00° 04' 22" E a distance of 2574.86 feet to a set iron rod on the East-West 1/2 Section Line of said Section;

thence S 88° 46' 15" E a distance of 1320.66 feet to a found wood post on the Big Spring Reservation Line, passing a set iron rod for reference a distance of 1318.66 feet;

thence S 00° 46' 05" W along said Reservation Line a distance of 2391.46 feet to a set MAG nail on the centerline of State Route 568, passing a set iron rod a distance 2349.02 feet;

thence N 44° 12' 56" W along said centerline a distance of 1111.19 feet to a found railroad spike, passing two set MAG nails at distances of 64.00 feet and 1061.54 feet respectively;

thence N 11° 25' 59" E a distance of 829.88 feet to a set iron rod, passing a set iron rod a distance of 36.29 feet;

thence N 89° 02' 08" W a distance of 979.56 feet to a found railroad spike on the centerline of State Route 568, passing a set iron rod a distance of 936.80 feet;

thence N 44° 10' 21" W along said centerline a distance of 1006.60 feet to a found P-K nail;

thence N 44° 09' 25" W along said centerline a distance of 121.36 feet to a set MAG nail;

thence N 45° 51' 32" E a distance of 175.00 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 44° 08' 28" W a distance of 250.00 feet to a set iron rod;

thence S 45° 51' 32" W a distance of 175.00 feet to a set MAG nail on the centerline of State Route 568, passing a set iron rod a distance of 145.00 feet;

thence N 44° 07' 53" W along said centerline a distance of 1093.05 feet to a set MAG nail;

thence N 05° 20' 11" E a distance of 338.08 feet to a set iron rod, passing a set iron rod a distance of 39.43 feet;

thence S 86° 54' 59" W a distance of 30.06 feet to a set iron rod;

thence N 89° 45' 23" W a distance of 70.00 feet to a set iron rod;

thence S 45° 47' 44" W a distance of 184.62 feet to a set MAG nail on the centerline of State Route 568, passing a set iron rod a distance 154.62 feet;

thence N 44° 12' 15" W along said centerline a distance of 170.18 feet to a found P-K nail;

thence N 44° 13' 24" W along said centerline a distance of 726.28 feet to a set MAG nail;

thence N 13° 32' 05" E a distance of 769.95 feet to a set MAG nail on the centerline of County Highway 3, passing two set iron rods a distance of 35.76 feet and 744.24 feet respectively;

thence S 89° 55' 28" E along said centerline a distance of 1348.65 feet to a set MAG nail;

thence S 00° 04' 32" W a distance of 200.00 feet to a set iron rod, passing a set iron rod a distance of 25.00 feet;

thence S 89° 55' 28" E a distance of 477.65 feet to a set iron rod;

thence N 00° 04' 32" E a distance of 200.00 feet to a set MAG nail on the centerline of County Highway 3, passing a set iron rod a distance of 175.00 feet;

thence S 89° 55' 28" E along said line a distance of 146.39 feet to the **POINT OF BEGINNING**.

Containing in all 182.174 acres of land, more or less, of which 0.858 acres, more or less, is currently contained within the right-of-way of County Highway 3 and 2.912 acres, more or less, is currently contained in the right-of-way of State Route 568. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

All set iron rods are 5/8" diameter with plastic caps imprinted "VBK #7457".

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in August, 1998.

Prior Deed Reference - Volume 210, Page 995.

98088-S (162)

**VICTOR B. KOEHLER, P.S.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351**

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**LEGAL DESCRIPTION OF A 2.193 ACRE  
PARCEL FOR RUTH & KEN TOOMAN**

Being a parcel of land situated in part of the Northwest Quarter of Section 2, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section;

thence on an assumed bearing of N 89° 55' 28" W along the centerline of County Highway 3 a distance of 146.39 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence S 00° 04' 32" W a distance of 200.00 feet to a set iron rod, passing a set iron rod a distance of 25.00 feet;

thence N 89° 55' 28" W a distance of 477.65 feet to a set iron rod;

thence N 00° 04' 32" E a distance of 200.00 feet to a set MAG nail on the centerline of County Highway 3, passing a set iron rod a distance 175.00 feet;

thence S 89° 55' 28" E along said centerline a distance of 477.65 feet to the **POINT OF BEGINNING**.

Containing in all 2.193 acres of land, more or less, of which 0.274 acres, more or less, is currently contained within the right-of-way of County Highway 3. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

All set iron rods are 5/8" diameter with plastic caps imprinted "VBK #7457".

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in August, 1998.

Prior Deed Reference - Volume 210, Page 995.

98088-S (162)

Detail "A"

toman\_a.wpd

REFERENCE SURVEY VOL. **D**  
PAGE **57** IN THE TAX MAP OFFICE

**DETAIL A**

**2.193 AC**

**VICTOR B. KOEHLER, P.S.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351**

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**LEGAL DESCRIPTION OF A 0.115 ACRE  
PARCEL FOR RUTH & KEN TOOMAN**

Being a parcel of land situated in part of the Northwest Quarter of Section 2, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of centerlines of State Route 568 and Township Highway 89 and being the **POINT OF BEGINNING**, referenced by a set iron rod located N 00° 14' 37" E a distance of 42.84 feet;

thence on an assumed bearing of N 00° 14' 37" E a distance of 335.00 feet to a set iron rod, passing a set iron rod a distance of 42.84 feet;

thence N 86° 54' 59" E a distance of 30.06 feet to a set iron rod;

thence S 05° 20' 11" W a distance of 338.08 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 298.65 feet;

Containing in all 0.115 acres of land, more or less, of which 0.002 acres, more or less, is currently contained within the right-of-way of State Route 568. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

All set iron rods are 5/8" diameter with plastic caps imprinted "VBK #7457".

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in August, 1998.

Prior Deed Reference - Volume 210, Page 995.

98088-S (162)

Detail "B"

toman\_b.wpd

REFERENCE COPY BY VOL.  
PAGE 57 D  
THE FILER'S COPY

DETAIL B 0.115 AC