

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

**LEGAL DESCRIPTION OF A 22.565 ACRE PARCEL
FOR THE DONNA M. FROST ESTATE**

Being a parcel of land situated in part of the Northeast Quarter of Section 1, T-3-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of centerlines of Township Highway 55 and Township Highway 127;

thence on an assumed bearing of S 89° 50' 20" E along the centerline of Township Highway 55 a distance of 689.79 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a found railroad spike a distance of 589.79 feet and a set MAG nail a distance of 629.79 feet;

thence N 00° 09' 40" E a distance of 421.00 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 89° 50' 20" W a distance of 171.19 feet to a set iron rod;

thence N 00° 19' 55" W a distance of 765.36 feet to a set iron rod;

thence N 69° 24' 32" E a distance of 473.12 feet to a point, referenced by a set iron rod situated N 00° 12' 42" W a distance of 25.00 feet;

thence N 74° 39' 55" E a distance of 362.63 feet to a point on the north line of said Section 1, marking the northwest corner of a parcel of land currently owned by Thomas F. Bardon, said point being referenced by a set iron rod situated S 89° 45' 43" W a distance of 15.72 feet;

thence S 00° 17' 19" E along the west line of said Bardon parcel a distance of 1450.90 feet to a set MAG nail on the centerline of Township Highway 55, passing a set iron rod a distance of 1420.90 feet;

thence N 89° 50' 20" W along said centerline a distance of 625.49 feet to the **POINT OF BEGINNING**.

Containing in all 22.565 acres of land, more or less, of which 0.431 acre, more or less, will be contained within the right-of-way of Township Highway 55. 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 August, 2000.

Prior Deed Reference – Volume 210, Page 828.

000141S (190)

Parcel #3

KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 1.522 ACRE PARCEL
FOR THE DONNA M. FROST ESTATE**

Being a parcel of land situated in part of the Northeast Quarter of Section 1, T-3-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of centerlines of Township Highway 55 and Township Highway 127;

thence on an assumed bearing of S 89° 50' 20" E along the centerline of Township Highway 55 a distance of 589.79 feet to a found railroad spike marking the southeast corner of a parcel of land currently owned by Phillis Norris and being the **POINT OF BEGINNING**;

thence N 00° 09' 40" E along the east line of said Norris parcel a distance of 196.00 feet to a set iron rod marking the northeast corner of said Norris parcel, passing a found iron rod a distance of 20.00 feet;

thence N 89° 50' 20" W along the north line of said Norris parcel a distance of 276.00 feet to a set iron rod marking the northwest corner of said Norris parcel;

thence N 00° 09' 40" E a distance of 185.00 feet to a set iron rod;

thence S 89° 50' 20" E a distance of 316.00 feet to a set iron rod, passing a set iron rod a distance of 165.15 feet;

thence S 00° 09' 40" W a distance of 381.00 feet to a set MAG nail on the centerline of Township Highway 55, passing a set iron rod a distance of 351.00 feet,

thence N 89° 50' 20" W along said centerline a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.522 acres of land, more or less, of which 0.028 acre, more or less, will be contained within the right-of-way of Township Highway 55. 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 August, 2000.

Prior Deed Reference – Volume 210, Page 828.

000141S (190) Parcel #1

**KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 16.967 ACRE PARCEL
FOR THE DONNA M. FROST ESTATE**

Being a parcel of land situated in part of the Northeast Quarter of Section 1, T-3-S, R-14-E, Crane Township, and part of the Southeast Quarter of Section 36, T-2-S, R-14-E, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of centerlines of Township Highway 55 and Township Highway 127;

thence on an assumed bearing of S 89° 50' 20" E along the centerline of Township Highway 55 a distance of 629.79 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a found railroad spike a distance of 589.79 feet;

thence N 00° 09' 40" E a distance of 381.00 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 89° 50' 20" W a distance of 150.85 feet to a set iron rod;

thence N 00° 19' 55" W a distance of 834.09 feet to a set iron rod;

thence N 71° 41' 21" E a distance of 47.11 feet to a set iron rod;

thence N 00° 12' 42" E a distance of 649.61 feet to a set iron rod;

thence N 89° 45' 43" E a distance of 150.00 feet to a set iron rod;

thence N 00° 12' 42" W a distance of 418.24 feet to a set iron rod on the south line of Consolidated Railway;

thence S 85° 46' 11" E along the south line of Consolidated Railway a distance of 625.22 feet to a set iron rod on the west line of a parcel of land owned by Thomas E. Bardon;

thence S 00° 12' 42" E along the west line of said Bardon parcel a distance of 803.74 feet to a point on the common line of said Sections 1 and 36, said point referenced by a set iron rod situated S 89° 45' 43" W a distance of 5.00 feet;

thence N 89° 45' 43" E along said Section line and Bardon property line a distance of 10.72 feet to a point referenced by a set iron rod situated S 89° 45' 43" W a distance of 15.72 feet;

thence S 74° 39' 55" W a distance of 362.63 feet to a point referenced by a set iron rod situated N 00° 12' 42" W a distance of 25.00 feet;

thence S 69° 24' 32" W a distance of 473.12 feet to a set iron rod;

thence S 00° 19' 55" E a distance of 765.36 feet to a set iron rod;

thence S 89° 50' 20" E a distance of 171.19 feet to a set iron rod;

thence S 00° 09' 40" W a distance of 421.00 feet to a set MAG nail on the centerline of Township Highway 55, passing a set iron rod a distance of 391.00 feet;

thence N 89° 50' 20" W along said centerline a distance of 60.00 feet to the **POINT OF BEGINNING**.

Containing in all 16.967 acres of land, more or less, of which 0.041 acre, more or less, will be contained within the right-of-way of Township Highway 55. 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 August, 2000.

Prior Deed Reference – Volume 210, Page 828.

000141S (190)

Parcel #2