

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

---

**LEGAL DESCRIPTION OF A 26.207 ACRE PARCEL  
FOR THE KEMERLY ESTATE**

Being a parcel of land situated in part of the Northwest Quarter of Section 33, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the West Quarter Post of said Section 33 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 03° 15' 05" W along the centerline of County Highway 97 a distance of 472.88 feet to a set MAG nail marking the southwest corner of a parcel of land currently owned by E. Risner, et ux, passing a found nail a distance of 472.50 feet;

thence S 89° 46' 31" E along the south line of said Risner parcel and the south line of a parcel of land currently owned by R. Smiley a distance of 2648.28 feet to a set iron rod on the north-south half section line of said Section 33, passing a set iron rod a distance of 30.06 feet;

thence S 03° 05' 08" E along said half section line a distance of 470.71 feet to a set iron rod marking the center of said Section 33;

thence N 89° 49' 13" W along the east-west half section line a distance of 1458.69 feet to a set iron rod, passing a found stone a distance of 650.79 feet;

thence N 01° 22' 51" W a distance of 303.69 feet to a set iron rod;

thence S 88° 34' 12" W a distance of 357.53 feet to a set iron rod;

thence S 03° 15' 45" E a distance of 294.06 feet to a set iron rod on the east-west half section line;

thence N 89° 49' 13" W along the east-west half section line a distance of 840.09 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 810.04 feet.

Containing in all, 26.207 acres of land, more or less, of which 0.326 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.

(TRACT 1) - 26.207A  
REFERENCE SURVEY VOL. D  
PAGE 248 IN THE TAX MAP OFFICE

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 January / February, 2005.

Prior Deed Reference – Volume 140, Page 99; Volume 147, Page 205; Volume 146,  
Page 15.

04180-S

**Tract 1**

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

---

**LEGAL DESCRIPTION OF A 1.928 ACRE PARCEL  
FOR THE KEMERLY ESTATE**

Being a parcel of land situated in part of the Northwest Quarter of Section 33, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the West Quarter Post of said Section 33;

thence on an assumed bearing of S 89° 49' 13" W along the east-west half section line of said Section 33 a distance of 840.09 feet to a set iron rod and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 30.05 feet;

thence N 03° 15' 45" W a distance of 294.06 feet to a set iron rod;

thence N 88° 34' 12" E a distance of 357.53 feet to a set iron rod;

thence S 01° 22' 51" E a distance of 303.69 feet to a set iron rod on the east-west half section line of said Section 33;

thence N 89° 49' 13" W along the east-west half section line a distance of 348.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 176.09 feet.

**EXCEPTING THEREFROM THE FOLLOWING:**

Being a parcel of land situated in part of the Northwest Quarter of Section 33, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the West Quarter Post of said Section 33;

thence on an assumed bearing of S 89° 49' 13" W along the east-west half section line of said Section 33 a distance of 1012.00 feet to a set iron rod, passing a set iron rod a distance of 30.05 feet;

thence N 03° 15' 45" E a distance of 54.00 feet to a set iron rod marking the southwest corner of a parcel of land currently owned by A. Sweet, et ux, and being the **POINT OF BEGINNING**;

thence N 03° 15' 45" E along the west line of said Sweet parcel a distance of 123.00 feet to a set iron rod marking the northwest corner of said parcel;

thence S 89° 49' 13" E along the north line of said Sweet parcel a distance of 174.00 feet to a set iron rod marking the northeast corner of said parcel;

thence S 03° 15' 05" E along the east line of said Sweet parcel a distance of 123.00 feet to a set iron rod marking the southeast corner of said parcel

thence N 89° 49' 13" W along the south line of said Sweet parcel a distance of 174.00 feet to the **POINT OF BEGINNING**.

Said exception containing in all 0.490 acre of land, more or less, being subject to all legal highways and easements of record.

**CONTAINING IN ALL AFTER SAID EXCEPTION, 1.928 acres of land, more or less, of which 0.326 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 February, 2005.

Prior Deed Reference – Volume 140, Page 99; Volume 147, Page 205; Volume 146, Page 15.

05019-S