

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

**LEGAL DESCRIPTION OF A 2.000 ACRE PARCEL
FOR THE PAUL WALTER ESTATE**

Being a parcel of land situated in part of the Northeast Quarter of Section 12, 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 12;

thence on an assumed bearing of S 00° 00' 00" W along the centerline of Township Highway 95 a distance of 781.19 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a set MAG nail a distance of 376.69 feet;

thence S 89° 42' 00" E a distance of 387.21 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 00° 00' 00" W a distance of 225.00 feet to a set iron rod;

thence N 89° 42' 00" W a distance of 387.21 feet to a set MAG nail on the centerline of Township Highway 95, passing a set iron rod a distance of 367.21 feet;

thence N 00° 00' 00" E along said centerline a distance of 225.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.000 acres of land, more or less, of which 0.103 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 April, 2005.

Prior Deed Reference – OR Volume 83, Page 930.

05049-S

Tract 2

REFERENCE SURVEY VOL. D
PAGE 255 IN THE TAX MAP OFFICE

TRACT 2 2.000 AC.

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 3.000 ACRE PARCEL
FOR THE PAUL WALTER ESTATE**

Being a parcel of land situated in part of the Northeast Quarter of Section 12, 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 12;

thence on an assumed bearing of S 00° 00' 00" W along the centerline of Township Highway 95 a distance of 1006.19 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing 2 set MAG nails a distance of 376.69 feet and 781.19 feet respectively;

thence S 89° 42' 00" E a distance of 489.44 feet to a set iron rod, passing 2 set iron rods a distance of 20.00 feet and 387.21 feet respectively;

thence S 00° 00' 00" W a distance of 267.00 feet to a set iron rod;

thence N 89° 42' 00" W a distance of 489.44 feet to a set MAG nail on the centerline of Township Highway 95, passing a set iron rod a distance of 469.44 feet;

thence N 00° 00' 00" E along said centerline a distance of 267.00 feet to the **POINT OF BEGINNING**.

Containing in all 3.000 acres of land, more or less, of which 0.123 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 April, 2005.

Prior Deed Reference – OR Volume 83, Page 930.

05049-S

Tract 3

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TRACT 3

3.000 AC

KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 4.071 ACRE PARCEL
FOR THE PAUL WALTER ESTATE**

Being a parcel of land situated in part of the Northeast Quarter of Section 12, 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 12;

thence on an assumed bearing of S 00° 00' 00" W the centerline of Township Highway 95 a distance of 1273.19 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing 3 set MAG nails a distance of 376.69 feet, 781.19 feet and 1006.19 feet respectively;

thence S 89° 42' 00" E a distance of 489.44 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 00° 00' 00" E a distance of 267.00 feet to a set iron rod;

thence S 89° 42' 00" E a distance of 479.33 to a set iron rod;

thence S 00° 00' 00" W a distance of 318.86 feet to a set iron rod;

thence N 89° 35' 24" W a distance of 968.79 feet to a set MAG nail on the centerline of Township Highway 95, passing a set iron rod a distance of 948.79 feet;

thence N 00° 00' 00" E along said centerline a distance of 50.00 feet to the **POINT OF BEGINNING**.

Containing in all 4.071 acres of land, more or less, of which 0.023 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 April, 2005.

Prior Deed Reference – OR Volume 83, Page 930.

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Tract 4 4.071 AC

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 12.000 ACRE PARCEL
FOR THE PAUL WALTER ESTATE**

Being a parcel of land situated in part of the Northeast Quarter of Section 12, 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 12;

thence on an assumed bearing of S 00° 00' 00" W along the centerline of Township
Highway 95 a distance of 376.69 feet to a set MAG nail and being the **POINT OF
BEGINNING**;

thence S 89° 42' 00" E a distance of 968.78 feet to a set iron rod, passing 2 set iron rods a
distance of 20.00 feet and 489.44 feet respectively;

thence S 00° 00' 00" W a distance of 629.50 feet to a set iron rod;

thence N 89° 42' 00" W a distance of 581.56 feet to a set iron rod, passing a set iron rod a
distance of 479.33 feet;

thence N 00° 00' 00" E a distance of 225.00 feet to a set iron rod;

thence N 89° 42' 00" W a distance of 387.21 feet to a set MAG nail on the centerline of
Township Highway 95, passing a set iron rod a distance of 367.21 feet;

thence N 00° 00' 00" E along said centerline a distance of 404.50 feet to the **POINT OF
BEGINNING**.

Containing in all 12.000 acres of land, more or less, of which 0.186 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 April, 2005.

Prior Deed Reference – OR Volume 83, Page 930.

05049-S Tract 1

REFERENCE SURVEY VOL. D
PAGE 255 IN THE TAX MAP OFFICE

Tract 1 12.000 Ac.