

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

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**LEGAL DESCRIPTION OF A 61.036 ACRE PARCEL  
FOR THE ESTATE OF PAUL WALTER**

Being a parcel of land situated in part of the Northeast Quarter of Section 11, T-1-S,  
R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the North Quarter Post of said Section 11 and  
being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 03' 21" E along the north line of said Section 11  
a distance of 2007.79 feet to a found iron rod;

thence S 79° 50' 48" E along said section line a distance of 202.84 feet to a found MAG  
nail on the centerline of State Route 568, passing a found iron rod a distance of 150.67  
feet;

thence S 44° 44' 36" E along said centerline a distance of 104.34 feet to a found MAG  
nail, passing 2 found MAG nails a distance of 11.84 feet and 60.66 feet respectively;

thence N 79° 50' 48" W a distance of 142.85 feet to a found iron rod, passing a found  
iron rod a distance of 52.17 feet;

thence S 89° 03' 21" W a distance of 130.58 feet to a set iron rod on the former Big  
Spring Indian Reservation Line;

thence S 01° 16' 38" E along said Reservation line a distance of 1240.17 feet to a found  
iron rod marking the northeast corner of a parcel of land currently owned by J. & L. Derr,  
passing a set iron rod a distance of 435.20 feet;

thence S 89° 25' 28" W along the north line of said Derr parcel a distance of 1737.30 feet  
to a found MAG nail on the centerline of Township Highway 22, passing a found iron  
rod a distance of 1678.13 feet;

thence N 60° 38' 32" W along said centerline a distance of 339.68 feet to a point on the  
north-south half section line of said Section 11, referenced by a found MAG nail situated  
S 41° 12' 25" E a distance of 0.71 feet;

thence N 00° 11' 30" W along said half section line a distance of 1144.54 feet to the  
**POINT OF BEGINNING**, passing a found iron rod a distance of 34.49 feet.

Containing in all 61.036 acres of land, more or less, of which 0.332 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 936.

05031-S

**TRACT 3**

**KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 5.010 ACRE PARCEL  
FOR THE ESTATE OF PAUL WALTER**

Being a parcel of land situated in part of the Northeast Quarter of Section 11, 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 Northeast Corner of said  
Section 11 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 02° 41' 40" E along the east line of said Section 11 a  
distance of 423.60 feet to a set iron rod, passing a found MAG nail a distance of 265.85  
feet and also passing 2 found iron rods a distance of 221.06 feet and 310.64 feet  
respectively;

thence S 89° 03' 21" W a distance of 512.79 feet to a set iron rod on the former Big  
Spring Indian Reservation Line;

thence N 01° 16' 38" W along said line a distance of 435.20 feet to a set iron rod;

thence N 89° 03' 21" E a distance of 130.58 feet to a found iron rod;

thence S 79° 50' 48" E a distance of 142.85 feet to a found MAG nail on the centerline of  
State Route 568, passing a found iron rod a distance of 90.68 feet;

thence N 44° 44' 36" W along said centerline a distance of 43.68 feet to a found MAG  
nail;

thence S 87° 29' 17" E a distance of 262.33 feet to the **POINT OF BEGINNING**,  
passing a found iron rod a distance of 44.20 feet.

Containing in all 5.010 acres of land, more or less, of which 0.511 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 936.

05031-S  
TRACT 1

REFERENCE SURVEY NO. 1  
25 \$ IN THE TAX

TRACT 1  
5.010 AC.

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

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**LEGAL DESCRIPTION OF A 10.202 ACRE PARCEL  
FOR THE ESTATE OF PAUL WALTER**

Being a parcel of land situated in part of the Northeast Quarter of Section 11, 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 Northeast Corner of said  
Section 11;

thence on an assumed bearing of S 02° 41' 40" E along the east line of said Section 11 a  
distance of 423.60 feet to a set iron rod and being the **POINT OF BEGINNING**, passing  
a found MAG nail a distance of 265.85 feet and also passing 2 found iron rods a distance  
of 221.06 feet and 310.64 feet respectively;

thence continuing S 02° 41' 40" E along the east line of said Section 11 a distance of  
894.05 feet to a found stone in a monument box, passing a found iron rod a distance of  
158.83 feet;

thence N 81° 32' 24" W a distance of 542.70 feet to a found iron rod on the former Big  
Springs Indian Reservation Line marking the northeast corner of a parcel of land  
currently owned by J. & L. Derr;

thence N 01° 16' 38" W along said Reservation line a distance of 804.97 feet to a set iron  
rod;

thence N 89° 03' 21" E a distance of 512.79 feet to the **POINT OF BEGINNING**.

Containing in all 10.202 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 April, 2005.

Prior Deed Reference – OR Volume 83, Page 936.

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**TRACT 2**

REFERENCE SURVEY VOL. D  
PAGE 258 IN THE TAX MAP OFF

**TRACT 2**  
**10.202 A**