

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

---

**LEGAL DESCRIPTION OF A 0.641 ACRE PARCEL  
FOR COLDWELL BANKER**

Being a parcel of land situated in part of the Southwest Quarter of Section 2, T-2-S. R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection on the centerline of State Route 199 and the calculated east-west half section line of said Section 2, referenced by a set iron rod situated N 89° 17' 55" W a distance of 50.21 feet;

thence on an assumed bearing of S 04° 29' 57" E along the centerline of State Route 199 a distance of 112.29 feet to a found nail, referenced by a set iron rod situated S 85° 19' 23" W a distance of 49.64 feet, said MAG nail marking the beginning of a spiral curve (S.T. Station) having the following criteria:

Delta = 15° 02'  
Rc = 1909.86'  
Ls = 400.00'  
Ts = 452.40'  
Lc = 101.11'  
Es = 20.08'

thence southeasterly along said curve and the centerline of State Route 199 a distance of 400.00 feet (chord = S 06° 29' 57" E, 399.81 feet) to a found MAG nail referenced by a set iron rod situated S 79° 30' 03" W a distance of 77.51 feet, said MAG nail marking the C. S Station of a simple curve;

thence continuing on said centerline an arc distance of 92.66 feet along said curve to the left having a radius of 1909.86 feet, a chord of 92.65 feet and a chord bearing of S 11° 53' 20" E to a point marking the southeast corner of a parcel of land now or formerly owned by Lehman Brothers Bank, FSB c/o Option One Mortgage Corp. and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 70° 45' 04" W a distance of 75.39 feet;

thence continuing on said centerline an arc distance of 7.92 feet along said curve to the left having a radius of 1909.86 feet, a chord of 7.92 feet and a chord bearing of S 13° 23' 52" E to a set MAG nail marking the S. C. Station of a spiral curve, referenced by a set iron rod situated S 76° 47' 03" W a distance of 75.00 feet;

thence continuing on said centerline southeasterly along said spiral curve a distance of 131.04 (chord = S 14° 29' 57" E, 131.01 feet) to a set MAG nail marking the northeast corner of a parcel of land now or formerly owned by P. Parsell;

REFERENCE SURVEY VOL. D  
PAGE 272 IN THE TAX MAP OFFICE  
TRACT 3 0.641 AC.

thence S 89° 58' 48" W along the north line of said Parsell parcel a distance of 375.71 feet to a set iron rod on the east line of the CSX Railroad marking the northwest corner of said Parsell parcel, passing a set iron rod a distance of 62.14 feet;

thence following the east line of said Railroad an arc distance of 14.85 feet along a curve to the left having a radius of 34427.48 feet, a chord of 14.85 feet and a chord bearing of N 27° 15' 27" W to a set iron rod marking the southwest corner of said Lehman Brothers Bank, FSB c/o Option One Mortgage Corp. parcel;

thence N 70° 45' 04" E along the south line of said Lehman Brothers Bank, FSB c/o Option One Mortgage Corp. parcel a distance of 368.47 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 293.08 feet and a found railroad spike a distance of 368.39 feet.

Containing in all 0.641 acre of land, more or less, of which 0.197 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 October, 2005.

Prior Deed Reference – OR Volume 104, Page 85.

05169-S

**TRACT 3**

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

---

**LEGAL DESCRIPTION OF A 7.862 ACRE PARCEL  
FOR COLDWELL BANKER**

Being a parcel of land situated in part of the Southwest Quarter of Section 2, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection on the centerline of State Route 199 and the calculated east-west half section line of said Section 2 and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 89° 17' 55" W a distance of 50.21 feet;

thence on an assumed bearing of S 04° 29' 57" E along the centerline of State Route 199 a distance of 112.29 feet to a found nail, referenced by a set iron rod situated S 85° 19' 23" W a distance of 49.64 feet, said MAG nail marking the beginning of a spiral curve (S.T. Station) having the following criteria:

Delta = 15° 02'  
Rc = 1909.86'  
Ls = 400.00'  
Ts = 452.40'  
Lc = 101.11'  
Es = 20.08'

thence southeasterly along said curve and the centerline of State Route 199 a distance of 400.00 feet (chord = S 06° 29' 57" E, 399.81 feet) to a found MAG nail referenced by a set iron rod situated S 79° 30' 03" W a distance of 77.51 feet, said MAG nail marking the C.S. Station of a simple curve to the left;

thence an arc distance of 92.66 feet along said curve to the left having a radius of 1909.86 feet, a chord of 92.65 feet and a chord bearing of S 11° 53' 20" E to a point marking the northeast corner of a 0.641 acre parcel of land now or formerly owned by D. Warfel;

thence S 70° 45' 04" W along the north line of said Warfel parcel a distance of 368.47 feet to a set iron rod on the east line of the CSX Railroad, passing a found railroad spike a distance of 0.08 feet and a set iron rod a distance of 75.39 feet;

thence following the east line of said Railroad an arc distance of 527.72 feet along a curve to the left having a radius of 34427.48 feet, a chord of 527.72 feet and a chord bearing of N 27° 42' 33" W to a set iron rod (P.T. Station);

thence N 28° 08' 54" W along the east line of said Railroad a distance of 297.38 feet to a set iron rod on the calculated east-west half section line of said Section 2;

thence S 89° 17' 55" E along said half section line a distance of 660.44 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 610.23 feet.

Containing in all 7.862 acres of land, more or less, of which 0.824 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 October, 2005.

Prior Deed Reference – OR Volume 142, Page 30.

05169-S

**TRACT 1**

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

---

**LEGAL DESCRIPTION OF A 0.216 ACRE PARCEL  
FOR COLDWELL BANKER**

Being a parcel of land situated in part of the Northwest Quarter of Section 2, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection on the centerline of State Route 199 and the calculated east-west half section line of said Section 2 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 17' 55" W along said half section line a distance of 660.44 feet to a set iron rod on the east line of CSX Railroad, passing a set iron rod a distance of 50.21 feet;

thence N 28° 08' 54" W along the east line of said Railroad a distance of 13.12 feet to a point;

thence S 89° 45' 50" E a distance of 665.26 feet to a point on the centerline of State Route 199, passing 2 found iron pipes a distance of 0.31 feet and 596.98 feet respectively and passing a found nail a distance of 664.85 feet;

thence S 04° 29' 57" E along said centerline a distance of 16.96 feet to the **POINT OF BEGINNING**.

Containing in all 0.216 acre of land, more or less, of which 0.019 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 October, 2005.

Prior Deed Reference – OR Volume 22, Page 199; OR Volume 142, Page 30.

05169-S

**TRACT 2**

REFERENCE SURVEY VOL. D  
PAGE 272 IN THE TAX MAP OFFICE  
(TRACT 2) (0.216 AC)