

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

LEGAL DESCRIPTION OF A 52.105 ACRE PARCEL
FOR FLOYD F. DERR

Being a parcel of land situated in part of the Northeast Quarter of Section 11, T-2-S, R-13-E, Salem 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 00° 09' 25" W along the east line of said Section 11 a distance of 2648.32 feet to a set iron rod marking east quarter post of said Section 11;

thence N 89° 31' 00" W along the east-west half section line of said Section 11 a distance of 173.58 feet to a set MAG nail on the centerline of State Route 199 per ODOT Centerline and Right-of-Way Plans "WYA 23 (12.10-21.59) (22.41-23.04)" dated 1957, passing a set iron rod a distance of 124.81 feet;

thence along said centerline an arc distance of 277.63 feet on a curve to the right having a radius of 8594.37 feet, a chord of 277.62 feet and a chord bearing of N 21° 11' 39" W to a set MAG nail at P.T. Station 845+21.75, referenced by a set iron rod situated N 69° 04' 54" E a distance of 56.93 feet;

thence N 20° 16' 07" W along said centerline a distance of 227.14 feet to a set MAG nail at T.S. Station 847+48.89, referenced by a set iron rod situated N 67° 41' 23" E a distance of 61.87 feet, said MAG nail marking the start of a spiral curve having the following criteria:

Delta = 25° 25' 43"

Rc = 1909.86'

Ls = 400.00'

Ts = 630.33'

Lc = 444.94'

Ec = 51.74'

thence northwesterly along said curve and the centerline of State Route 199 a distance of 400.00 feet (chord = N 22° 18' 37" W, 399.82 feet) to a found MAG nail at S.C. Station 851+48.89, referenced by a found iron rod situated S 63° 41' 28" W a distance of 40.00 feet;

thence northwesterly along said curve and the centerline of State Route 199 a distance of 444.95 feet (chord = N 32° 58' 59" W, 443.94 feet) to a found MAG nail at C.S. Station 855+95.00, referenced by a found iron rod situated S 50° 20' 34" W a distance of 40.00 feet;

thence northwesterly along said curve and the centerline of State Route 199 a distance of 400.00 feet (chord = N 43° 39' 20" W, 399.82 feet) to a found MAG nail at S.T. Station 859+95.00, referenced by a found iron rod situated S 44° 20' 34" W a distance of 45.00 feet;

thence N 45° 41' 50" W along said centerline a distance of 409.48 feet to a set MAG nail referenced by a set iron rod situated N 45° 38' 11" E a distance of 58.03 feet;

thence N 88° 53' 23" W a distance of 12.21 feet to a set MAG nail on the centerline of Sandusky Avenue referenced by a set iron rod situated N 53° 05' 08" E a distance of 67.16 feet;

thence N 45° 12' 38" W along said centerline of right-of-way a distance of 8.54 feet to a set MAG nail on the east line of the west half of the northeast quarter of said Section 11;

thence N 00° 01' 12" E along said line, passing a set MAG nail a distance of 11.57 feet and a set iron rod a distance of 95.68 feet, a total distance of 877.10 feet to a point on the centerline of County Highway 42, referenced by a found iron pipe situated S 73° 32' 22" W a distance of 0.57 feet;

thence S 88° 53' 23" E along the centerline of County Highway 42 a distance of 1340.61 feet to the **POINT OF BEGINNING**.

Containing in all 52.105 acres of land, more or less, of which 3.595 acres, 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, 2006.

Prior Deed Reference – Volume 203, Page 52.

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Tract 2

KOEHLER SURVEYING, INC.
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UPPER SANDUSKY, OHIO 43351
(419) 294-5388

**LEGAL DESCRIPTION OF A 66.685 ACRE PARCEL
FOR FLOYD F. DERR**

Being a parcel of land situated in part of the Northeast and Northwest Quarters of Section 11, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the Center of said Section 11 and being the **POINT OF BEGINNING;**

thence on an assumed bearing of N 00° 06' 56" W along the north-south half section line a distance of 1338.88 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by N. Frey;

thence N 89° 46' 10" W along the north line of said Frey parcel a distance of 980.16 feet to a set iron rod on the easterly Limited Access Right-of-Way Line of U. S. Route 23;

thence N 24° 15' 26" W along said Limited Access Right-of-Way Line a distance of 561.66 feet to a found iron rod marking the southwest corner of a parcel of land currently owned by S. Valentine;

thence S 89° 46' 09" E along the south line of said Valentine parcel, the south line of a parcel of land currently owned by D. Binau and the south line of a parcel of land currently owned by Virginia Schmidt, Trustee a distance of 1209.88 feet to a set iron rod on the west right-of-way line of a 15 foot wide alley marking the south east corner of said Virginia Schmidt, Trustee parcel, passing 2 found iron rods a distance of 450.74 feet and 1013.67 feet respectively;

thence S 00° 06' 56" E along the west right-of-way line of said alley a distance of 55.31 feet to a set iron rod marking the southwest corner of Morris Street;

thence S 88° 53' 23" E along the south right-of-way line of Morris Street a distance of 852.65 feet to a set iron rod on the west line of the CSX Railroad;

thence S 27° 11' 35" E along the west line of said railroad a distance of 2015.94 feet to a set iron rod on the east-west half section line of said Section 11;

thence N 89° 31' 00" W along said half section line a distance of 1770.19 feet to the **POINT OF BEGINNING.**

Containing in all 66.685 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 February, 2006.

Prior Deed Reference – Volume 203, Page 52.

05220-S

Tract 1