

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;

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TRACT 2 52.105 AC

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.

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Tract 2

KOEHLER SURVEYING, INC.
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**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.

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Tract 1

66.685 ac

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.

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Tract 1