

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

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**LEGAL DESCRIPTION OF A 12.782 ACRE PARCEL  
FOR EUGENE BAUGHMAN**

Being a parcel of land situated in part of Northeast Quarter of Section 5 and the Northwest Quarter of Section 4, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of the west line of said Section 4 (east line Section 5) with the centerline of Township Highway 55 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 51' 27" W along said centerline a distance of 365.64 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by H. Kinsey, et ux, Trust;

thence N 00° 08' 29" W along the east line of said Kinsey parcel a distance of 1415.05 feet to a point on the southerly line of the CSX Railroad marking the northeast corner of said Kinsey parcel referenced by a found iron rod situated N 67° 30' 35" W a distance of 2.85 feet;

thence S 85° 58' 19" E along the southerly line of the CSX Railroad a distance of 362.47 feet to a point, referenced by a set iron rod situated S 64° 26' 26" E a distance of 40.87 feet;

thence S 04° 01' 41" W along said line a distance of 15.00 feet to a point referenced by a set iron rod situated S 85° 58' 19" E a distance of 38.02 feet;

thence S 85° 58' 19" E along said line a distance of 38.02 feet to a set iron rod;

thence S 00° 06' 33" E a distance of 1370.61 feet to a set MAG nail on the centerline of Township Highway 55, passing a set iron rod a distance of 1350.61 feet;

thence S 89° 12' 37" W along said centerline a distance of 31.93 feet to the **POINT OF BEGINNING**.

Containing in all 12.782 acres of land, more or less, of which 0.183 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.

REFERENCE SURVEY VOL D  
PAGE 304 IN THE U.S. G.S. OFFICE

Tract 4

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in July, 2006.

Prior Deed Reference – Volume 181, Page 107.

06099-S

**Tract 4**

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**LEGAL DESCRIPTION OF A 11.839 ACRE PARCEL  
FOR EUGENE BAUGHMAN**

Being a parcel of land situated in part of the Northeast Quarter of Section 5 and the Northwest Quarter of Section 4, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of the west line of said Section 4 (east line Section 5) with the centerline of Township Highway 55 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 51' 27" W along said centerline a distance of 365.64 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by H. Kinsey, et ux, Trust;

thence N 00° 08' 29" W along the east line of said Kinsey parcel a distance of 1308.12 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 84° 16' 46" E a distance of 368.28 feet to a set iron rod on the west line of said Section 4 (east line Section 5);

thence N 00° 06' 33" W along said section line a distance of 102.80 feet to a point on the southerly line of the CSX Railroad, referenced by the next mentioned set iron rod;

thence S 85° 58' 19" E along said line a distance of 32.02 feet to a set iron rod;

thence S 00° 06' 33" E a distance of 1370.61 feet to a set MAG nail on the centerline of Township Highway 55, passing a set iron rod a distance of 1350.61 feet;

thence S 89° 12' 37" W along said centerline a distance of 31.93 feet to the **POINT OF BEGINNING**.

Containing in all 11.839 acres of land, more or less, of which 0.183 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 July, 2006.

Prior Deed Reference – Volume 181, Page 107.  
06099-S Tract 1

REFERENCE SURVEY VOL. D  
PAGE 304 IN THE TAX MAP OFFICE

*Tract 1*

KOEHLER SURVEYING, INC.  
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LEGAL DESCRIPTION OF A 11.839 ACRE PARCEL  
FOR EUGENE BAUGHMAN

Being a parcel of land situated in part of the Northeast Quarter of Section 5 and the Northwest Quarter of Section 4, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of the west line of said Section 4 (east line Section 5) with the centerline of Township Highway 55 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 51' 27" W along said centerline a distance of 365.64 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by H. Kinsey, et ux, Trust;

thence N 00° 08' 29" W along the east line of said Kinsey parcel a distance of 1308.12 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 84° 16' 46" E a distance of 368.28 feet to a set iron rod on the west line of said Section 4 (east line Section 5);

thence N 00° 06' 33" W along said section line a distance of 102.80 feet to a point on the southerly line of the CSX Railroad, referenced by the next mentioned set iron rod;

thence S 85° 58' 19" E along said line a distance of 32.02 feet to a set iron rod;

thence S 00° 06' 33" E a distance of 1370.61 feet to a set MAG nail on the centerline of Township Highway 55, passing a set iron rod a distance of 1350.61 feet;

thence S 89° 12' 37" W along said centerline a distance of 31.93 feet to the **POINT OF BEGINNING**.

Containing in all 11.839 acres of land, more or less, of which 0.183 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 July, 2006.

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06099-S Tract 1

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Tract 1

**KOEHLER SURVEYING, INC.**  
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**LEGAL DESCRIPTION OF A 25.020 ACRE PARCEL**  
**FOR EUGENE BAUGHMAN**

Being a parcel of land situated in part of the Northwest Quarter of Section 4, T-3-S, R 15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of the west line of said Section 4 (east line Section 5) with the centerline of Township Highway 55,

thence on an assumed bearing of N 89° 12' 37" E along said centerline a distance of 31.93 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence N 00° 06' 33" W a distance of 1370.61 feet to a set iron rod on the southerly line of the CSX Railroad, passing a set iron rod a distance of 20.00 feet;

thence S 85° 58' 19" E along said line a distance of 834.43 feet to a point marking the northwest corner of a parcel of land currently owned by K. Swihart, referenced by a found iron pipe situated N 00° 23' 00" W a distance of 0.60 feet;

thence S 00° 23' 00" E along the west line of said Swihart parcel a distance of 1128.46 feet to a found iron pipe marking the northeast corner of a parcel of land currently owned by E. Moll;

thence S 89° 12' 37" W along the north line of said Moll parcel a distance of 150.00 feet to a point marking the northwest corner of said parcel, passing a set iron rod a distance of 52.00 feet;

thence S 00° 47' 50" E along the west line of said Moll parcel a distance of 172.00 feet to a set MAG nail on the centerline of Township Highway 55 marking the southwest corner of said parcel, passing a set iron rod a distance of 152.00 feet;

thence S 89° 12' 37" W along said centerline a distance of 689.77 feet to the **POINT OF BEGINNING**.

Containing in all 25.020 acres of land, more or less, of which 0.317 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.

REFERENCE SURVEY VOL. D  
PAGE 304 IN THE TAX MAP OFFICE

Tree 2

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in July, 2006.

Prior Deed Reference – Volume 181, Page 107.

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**Tract 2**

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**LEGAL DESCRIPTION OF A 0.943 ACRE PARCEL  
FOR EUGENE BAUGHMAN**

Being a parcel of land situated in part of the Northeast Quarter of Section 5, T-3-S. R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows

Commencing at a found stone in a monument box marking the intersection of the west line of said Section 4 (east line Section 5) with the centerline of Township Highway 55;

thence on an assumed bearing of S 89° 51' 27" W along said centerline a distance of 365.64 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by H. Kinsey, et ux, Trust;

thence N 00° 08' 29" W along the east line of said Kinsey parcel a distance of 1308.12 feet to a set iron rod and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 20.00 feet;

thence continuing N 00° 08' 29" W along the east line of said Kinsey parcel a distance of 106.93 feet to a point on the southerly line of the CSX Railroad marking the northeast corner of said Kinsey parcel referenced by a found iron rod situated N 67° 30' 35" W a distance of 2.85 feet;

thence S 85° 58' 19" E along the southerly line of the CSX Railroad a distance of 362.47 feet to a point, referenced by a set iron rod situated S 64° 26' 26" E a distance of 40.87 feet;

thence S 04° 01' 41" W along said line a distance of 15.00 feet to a point referenced by a set iron rod situated S 85° 58' 19" E a distance of 38.02 feet;

thence S 85° 58' 19" E along said line a distance of 6.00 feet to a point on the west line of said Section 4 (east line Section 5) referenced by a set iron rod situated S 85° 58' 19" E a distance of 32.02 feet;

thence S 00° 06' 33" E along said section line a distance of 102.80 feet to a set iron rod;

thence N 84° 16' 46" W a distance of 368.28 feet to the **POINT OF BEGINNING**.

Containing in all 0.943 acre 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.

REFERENCE SURVEY VOL D  
PAGE 304 IN THE TAX MAP REC

Tract 3

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in July, 2006.

Prior Deed Reference – Volume 181, Page 107.

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**Tract 3**