

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

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**LEGAL DESCRIPTION OF A 0.506 ACRE PARCEL  
FOR CHRISTINE BAUER**

Being a parcel of land situated in part of the Northeast and Northwest Quarter of Section 5, T-3-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of said Section 5;

thence on an assumed bearing of N 89° 46' 40" W along the east-west half section line a distance of 818.71 feet to a found iron rod on the east line of a parcel of land currently owned by T. A. Schilling, et ux, and being the west line of a parcel of land currently owned by J. E. Weaver, et al;

thence N 01° 10' 29" W along said line a distance of 237.92 feet to a found MAG nail on the centerline of County Highway 55 marking the northeast corner of said Schilling parcel and the northwest corner of said Weaver parcel referenced by a set iron rod situated N 01° 10' 29" W a distance of 34.66 feet;

thence N 71° 59' 17" W along said centerline a distance of 552.18 feet to a found MAG nail, referenced by a found iron rod situated S 18° 00' 43" W a distance of 20.00 feet;

thence along said centerline an arc distance of 218.8774 feet along a curve to the right having a radius of 795.0000 feet, a chord of 218.1868 feet and a chord bearing of N 64° 06' 03" W to a found MAG nail, referenced by a found iron rod situated S 33° 47' 12" W a distance of 20.00 feet;

thence N 56° 12' 48" W along said centerline a distance of 262.39 feet to a found MAG nail marking the northwest corner of a parcel of land currently owned by D. C. Plott, et ux, referenced by a found iron rod situated S 18° 57' 00" E a distance of 33.03 feet;

thence N 56° 09' 21" W along said centerline a distance of 409.35 feet to a set iron rod marking the intersection of said centerline with the original centerline of Ronk Road and being the **POINT OF BEGINNING**;

thence continuing N 56° 09' 21" W along the centerline of County Highway 55 a distance of 240.03 feet to a set MAG nail, referenced by a set iron rod situated S 33° 50' 39" E a distance of 20.00 feet;

thence along said centerline an arc distance of 454.0206 feet along a curve to the left having a radius of 1933.9963 feet, a chord of 452.9787 feet and a chord bearing of N 62° 52' 52" W to a set drill hole on a concrete bridge deck above the top of the right bank of the Sandusky River;

thence N 41° 57' 30" E along the right bank of the Sandusky River a distance of 89.98 feet to a point on the original centerline of Ronk Road, referenced by the next mentioned set iron rod;

thence S 59° 33' 11" E along the original centerline of Ronk Road a distance of 54.14 feet to a set iron rod;

thence S 52° 33' 11" E along said original centerline a distance of 624.38 feet to the **POINT OF BEGINNING**.

Containing in all 0.506 acres of land, more or less, of which 0.246 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 November, 2009.

Prior Deed Reference – Volume 182, Page 663; Volume 190, Page 663.

09151-S

**Tract 2**



KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 49.234 ACRE PARCEL  
FOR CHRISTINE BAUER**

Being a parcel of land situated in part of the Southwest, Northwest, Southeast and Southwest Quarters of Section 5, T-3-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of said Section 5;

thence on an assumed bearing of N 89° 46' 40" W along the east-west half section line a distance of 818.71 feet to a found iron rod on the east line of a parcel of land currently owned by T. A. Schilling, et ux, and being the west line of a parcel of land currently owned by J. E. Weaver, et al;

thence S 19° 36' 32" W along said line a distance of 979.87 feet to a point marking the southeast corner of said Schilling parcel and being the POINT OF BEGINNING, referenced by a found iron rod situated N 66° 10' 08" W a distance of 34.70 feet;

thence continuing S 19° 36' 32" W along the west line of said Weaver parcel a distance of 536.22 feet to a point on the right bank of the Sandusky River, passing a set iron rod a distance of 520.46 feet;

thence meandering up the right bank of the Sandusky River as follows:  
N 25° 14' 03" W a distance of 86.46 feet to a point referenced by a set iron rod situated N 76° 19' 11" E a distance of 2.00 feet;

thence N 09° 28' 42" W a distance of 147.46 feet to a point referenced by a set iron rod situated N 81° 08' 10" E a distance of 5.30 feet;

thence N 28° 38' 15" W a distance of 112.59 feet to a point referenced by a set iron rod situated N 45° 55' 03" E a distance of 6.00 feet;

thence N 49° 36' 01" W a distance of 129.44 feet to a point referenced by a set iron rod situated N 31° 17' 04" E a distance of 10.06 feet;

thence N 72° 45' 03" W a distance of 70.39 feet to a point referenced by a set iron rod situated N 09° 51' 11" E a distance of 3.00 feet;

thence N 72° 55' 59" W a distance of 178.75 feet to a point referenced by a set iron rod situated N 11° 22' 17" E a distance of 2.00 feet;

thence N 78° 12' 48" W a distance of 156.06 feet to a point referenced by a set iron rod situated N 41° 04' 58" E a distance of 1.00 feet;

thence N 50° 13' 17" W a distance of 295.98 feet to a point referenced by a set iron rod situated N 13° 59' 35" E a distance of 4.00 feet;

thence N 72° 41' 19" W a distance of 343.82 feet to a point referenced by a set iron rod situated N 27° 33' 34" E a distance of 4.00 feet;

thence N 58° 24' 27" W a distance of 185.01 feet to a point referenced by a set iron rod situated N 34° 48' 41" E a distance of 2.00 feet;

thence N 36° 23' 23" W a distance of 263.50 feet to a set iron rod;

thence N 14° 52' 56" W a distance of 474.71 feet to a point referenced by a set iron rod situated N 64° 38' 56" E a distance of 5.00 feet;

thence N 20° 27' 04" W a distance of 293.68 feet to a point referenced by a set iron rod situated N 70° 08' 19" E a distance of 8.00 feet;

thence N 29° 48' 39" W a distance of 61.66 feet to a point referenced by a set iron rod situated N 80° 55' 43" E a distance of 3.00 feet;

thence N 05° 11' 35" W a distance of 84.15 feet to a point referenced by a set iron rod situated N 84° 44' 55" E a distance of 3.00 feet;

thence N 27° 02' 12" E a distance of 63.44 feet to a point referenced by a set iron rod situated S 45° 52' 16" E a distance of 2.00 feet;

thence N 42° 58' 11" E a distance of 217.98 feet to a point referenced by a set iron rod situated S 68° 27' 39" E a distance of 4.00 feet;

thence N 10° 47' 03" E a distance of 138.82 feet to a point referenced by a set iron rod situated S 77° 11' 39" E a distance of 3.00 feet;

thence N 18° 51' 36" E a distance of 227.54 feet to a point referenced by a set iron rod situated S 65° 04' 17" E a distance of 4.00 feet;

thence N 41° 57' 30" E a distance of 123.01 feet to a set drill hole on a concrete bridge deck marking the centerline of County Highway 55;

thence along said centerline an arc distance of 454.0206 feet along a curve to the right having a radius of 1933.9963, a chord of 452.9787 feet and a chord bearing of S 62° 52' 52" E to a set MAG nail referenced by a set iron rod situated N 33° 50' 29" W a distance of 20.00 feet;

thence S 56° 09' 21" E along said centerline a distance of 649.38 feet to a found MAG nail marking the northwest corner of a parcel of land currently owned by M. R. Malone, et ux;

thence S 18° 57' 00" E along the west line of said Malone parcel a distance of 543.31 feet to a found iron rod marking the northwest corner of a parcel of land currently owned by C. A. Johnson, passing a found iron rod a distance of 33.03 feet;

thence S 31° 12' 21" W along the west line of said Johnson parcel a distance of 361.95 feet to a found iron rod marking the northwesterly corner of a parcel of land currently owned by M. Robinette, et ux;

thence S 29° 53' 38" W along the west line of said Robinette parcel a distance of 367.23 feet to a found iron rod marking the southwesterly corner of said Robinette parcel;

thence S 64° 34' 03" E along the south line of said Robinette parcel a distance of 434.90 feet to a found iron rod marking the southwesterly corner of a parcel of the aforementioned Shilling parcel;

thence S 48° 07' 07" E along the south line of said Schilling parcel a distance of 177.61 feet to a found iron rod;

thence S 66° 10' 08" E along the south line of said Schilling parcel a distance of 311.16 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 276.46 feet.

Containing in all 49.234 acres of land, more or less, of which 0.513 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 November, 2009.

Prior Deed Reference – Volume 182, Page 663; Volume 190, Page 663.

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Tract 1

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thence S 19° 36' 32" W along said line a distance of 979.87 feet to a point marking the southeast corner of said Schilling parcel and being the POINT OF BEGINNING, referenced by a found iron rod situated N 66° 10' 08" W a distance of 34.70 feet;

thence continuing S 19° 36' 32" W along the west line of said Weaver parcel a distance of 536.22 feet to a point on the right bank of the Sandusky River, passing a set iron rod a distance of 520.46 feet;

thence meandering up the right bank of the Sandusky River as follows:  
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