

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

LEGAL DESCRIPTION OF A 39.079 ACRE PARCEL  
FOR DOUGLAS E. GRUBEL

Being a parcel of land situated in part of the Southwest Quarter of Section 11, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the West Quarter Post of said Section 11 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 50' 42" E along the east-west half section line a distance of 837.87 feet to a set iron rod marking the commencement a Boundary Agreement Line as shown on Survey Volume D, Page \_\_\_\_ on file in the Wyandot County Tax Map Office;

thence S 00° 23' 44" W along said Boundary Agreement Line a distance of 1209.73 feet to a set iron rod;

thence S 57° 50' 22" W along said Boundary Agreement Line a distance of 19.19 feet to a set iron rod;

thence S 00° 12' 45" E along said Boundary Agreement Line a distance of 724.500 feet to a set iron rod;

thence S 89° 26' 59" W along said Boundary Agreement Line a distance of 614.86 feet to a set iron rod;

thence S 00° 30' 31" E along said Boundary Agreement Line a distance of 508.58 feet to a set iron rod marking the termination of the Boundary Agreement Line and being situated on the north line of a parcel of land currently owned by the Trustees of the Predestination Baptist Church;

thence S 89° 13' 24" W along the north line of said Baptist Church parcel a distance of 197.05 feet to a set iron rod on the west line of said Section 11;

thence N 00° 12' 02" W along said section line a distance of 2459.30 feet to the **POINT OF BEGINNING**.

Containing in all 39.079 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.

REFERENCE SURVEY VOL. D  
PAGE 406 IN THE TAX MAP OFFICE

(TRACT # 4) (39.079A)

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in November, 2009.

Prior Deed Reference - OR Volume 199, Page 548;

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**Tract 4**

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**LEGAL DESCRIPTION OF A 71.738 ACRE PARCEL  
FOR TIM BAUM**

Being a parcel of land situated in part of the Southwest Quarter of Section 11, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

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

thence on an assumed bearing of S 00° 05' 31" W along the north-south half section line a distance of 500.84 feet to a set iron rod;

thence S 24° 53' 28" W a distance of 742.28 feet to a set iron rod;

thence S 78° 27' 06" W a distance of 119.57 feet to a set iron rod;

thence S 01° 58' 32" W a distance of 335.48 feet to a set iron rod;

thence S 88° 43' 39" W a distance of 143.29 feet to a set iron rod;

thence S 49° 36' 07" W a distance of 485.04 feet to a set iron rod;

thence S 38° 08' 40" W a distance of 337.73 feet to a set iron rod;

thence N 89° 11' 30" W a distance of 640.53 feet to a set iron rod;

thence S 00° 01' 39" W a distance of 553.70 feet to a set MAG nail on the centerline of County Highway 16, passing a set iron rod for reference a distance of 523.70 feet;

thence S 89° 13' 24" W a distance of 50.00 feet to a set MAG nail marking the southeast corner of a 1.84 acre parcel of land currently owned by C. A. Margraf, et ux;

thence N 00° 01' 39" E along the east line of said 1.84 acre parcel, passing a found nail a distance of 1.02 feet and a found iron pipe for reference a distance of 31.02 feet, a total distance of 235.49 feet to a point marking the northeast corner of said parcel, referenced by a found iron pipe situated N 19° 47' 31" W a distance of 0.41 feet;

thence N 00° 39' 31" E a distance of 477.06 feet to a set iron rod marking a point on a Boundary Agreement Line as shown on Survey Volume D, Page \_\_\_\_ on file in the Wyandot County Tax Map Office;

thence N 00° 12' 45" W along said Boundary Agreement Line a distance of 724.50 feet to a set iron rod;

thence N 57° 50' 22" E along said Boundary Agreement Line a distance of 19.19 feet to a set iron rod;

thence N 00° 23' 44" E along said Boundary Agreement Line a distance of 1209.73 feet to a set iron rod on the east-west half section line;

thence N 89° 50' 42" E along said half section line a distance of 1826.42 feet to the **POINT OF BEGINNING**.

Containing in all 71.738 acres of land, more or less, of which 0.034 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 – OR Volume 195, Page 118; Volume 205, Page 395.  
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**Tract 1**

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 38.262 ACRE PARCEL  
FOR CLIFFORD A. & PATRICIA M. MARGRAF**

Being a parcel of land situated in part of the Southwest Quarter of Section 11, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

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

thence on an assumed bearing of S  $89^{\circ} 13' 24''$  W along the centerline of County Highway 16 a distance of 178.00 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by C. L. Margraf;

thence N  $00^{\circ} 46' 36''$  W along the east line of said C. L. Margraf parcel a distance of 275.00 feet to a set iron rod marking the northeast corner of said parcel, passing a set iron rod for reference a distance of 30.00 feet;

thence S  $89^{\circ} 13' 24''$  W along the north line of said C. L. Margraf parcel a distance of 280.00 feet to a set iron rod marking the northwest corner of said parcel;

thence S  $00^{\circ} 46' 36''$  E along the west line of said C. L. Margraf parcel a distance of 275.00 feet to a set MAG nail on the centerline of County Highway 16 marking the southwest corner of said parcel, passing a set iron rod for reference a distance of 245.00 feet;

thence S  $89^{\circ} 13' 24''$  W along the centerline of County Highway 16 a distance of 1341.86 feet to a set MAG nail;

thence N  $00^{\circ} 01' 39''$  E a distance of 553.70 feet to a set iron rod, passing a set iron rod for reference a distance of 30.00 feet;

thence S  $89^{\circ} 11' 30''$  E a distance of 640.53 feet to a set iron rod;

thence N  $38^{\circ} 08' 40''$  E a distance of 337.73 feet to a set iron rod;

thence N  $49^{\circ} 36' 07''$  E a distance of 485.04 feet to a set iron rod;

thence N  $88^{\circ} 43' 39''$  E a distance of 143.29 feet to a set iron rod;

thence N  $01^{\circ} 58' 32''$  E a distance of 335.48 feet to a set iron rod;

thence N  $78^{\circ} 27' 06''$  E a distance of 119.57 feet to a set iron rod;

thence N 24° 53' 28" E a distance of 742.28 feet to a set iron rod on the north-south half section line;

thence S 00° 05' 31" W along said half section line a distance of 2135.97 feet to the **POINT OF BEGINNING**, passing a found iron pipe a distance of 2105.82 feet.

Containing in all 38.262 acres of land, more or less, of which 1.047 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 November, 2009.

Prior Deed Reference – OR Volume 195, Page 118; Volume 205, Page 395.

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**Tract 2**

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 7.090 ACRE PARCEL  
FOR CLIFFORD A. & PATRICIA M. MARGRAF**

Being a parcel of land situated in part of the Southwest Quarter of Section 11, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the South Quarter Post of said Section 11;

thence on an assumed bearing of S 89° 13' 24" W along the centerline of County Highway 16 a distance of 1849.86 feet to a set MAG nail marking the southeast corner of a 1.84 acre parcel of land currently owned by C. A. Margraf, et ux;

thence N 00° 01' 39" E along the east line of said 1.84 acre parcel, passing a found nail a distance of 1.02 feet and a found iron pipe for reference a distance of 31.02 feet, a total distance of 235.49 feet to a point marking the northeast corner of said parcel and being the **POINT OF BEGINNING**, referenced by a found iron pipe situated N 19° 47' 31" W a distance of 0.41 feet;

thence S 89° 09' 05" W along the north line of said 1.84 acre parcel a distance of 344.47 feet to a found iron pipe rod marking the northwest corner of said parcel;

thence S 00° 50' 39" E along the west line of said 1.84 acre parcel a distance of 66.33 feet to a found iron pipe marking the northeast corner of a parcel of land currently owned by Crystal Margraf;

thence S 89° 09' 43" W along the north line of said Crystal Margraf parcel a distance of 252.08 feet to a set iron rod on the east line of a parcel of land currently owned by the Trustees of the Predestination Baptist Church;

thence N 00° 12' 02" W along the east line of said Baptist Church parcel a distance of 37.80 feet to a set iron rod marking the northeast corner of said Baptist Church parcel;

thence S 89° 13' 24" W along the north line of said Baptist Church parcel a distance of 9.20 feet to a set iron rod marking a point on a Boundary Agreement Line as shown on Survey Volume D, Page        on file in the Wyandot County Tax Map Office;

thence N 00° 30' 31" W along said Boundary Agreement Line a distance of 508.58 feet to a found iron pipe;

thence N 89° 26' 59" E along said Boundary Agreement Line a distance of 614.86 feet to a set iron rod;

thence S 00° 39' 31" W a distance of 477.06 feet to the **POINT OF BEGINNING**.

(TRACT # 3)(7.09A)

REFERENCE SURVEY VOL. D  
PAGE 406 IN THE TAX MAP OFFICE

Containing in all 7.090 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 November, 2009.

Prior Deed Reference – Volume 205, Page 395.

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**Tract 3**