

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

---

**LEGAL DESCRIPTION OF A 58.827 ACRE PARCEL  
FOR THE ESTATE OF WILLIAM J. SHEDENHELM**

Being a parcel of land situated in part of the Southeast Quarter of Section 3, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the Southeast Corner of said Section 3 and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 00° 21' 27" W a distance of 3.00 feet;

thence on an assumed bearing of S 89° 48' 19" W along the south line of said Section 3 a distance of 2438.04 feet to a set iron rod marking a corner of a parcel of land currently owned by Smithville E. U. B. Church;

thence N 00° 11' 41" W a distance of 78.22 feet to a set iron rod on the former centerline of State Highway 67 marking a corner of said Smithville E. U. B. Church parcel;

thence along the former centerline of State Highway 67 and being a southeasterly line of said Smithville E. U. B. Church parcel an arc distance of 32.14 feet along a curve to the right having a radius of 1273.24 feet, a chord of 32.13 feet and a chord bearing of N 46° 45' 51" E to a set iron rod;

thence N 47° 19' 50" E along the former centerline of State Highway 67 and being a southeasterly line of said Smithville E. U. B. Church parcel a distance of 101.96 feet to a set iron rod marking a corner of said Smithville E. U. B. Church parcel;

thence N 42° 41' 08" W along a northeasterly line of said Smithville E. U. B. Church parcel a distance of 2.03 feet to a set iron rod on the current easterly right-of-way line of State Highway 67 and being a southeasterly corner of a parcel of land currently owned by L. and M. Hudson;

thence along said right-of-way line and being a southeasterly line of said Hudson parcel an arc distance of 173.86 feet along a curve to the left having a radius of 43011.85 feet, a chord of 173.86 feet and a chord bearing of N 36° 17' 11" E to a set iron rod;

thence N 36° 10' 14" E along said right-of-way line and being a southeasterly line of said Hudson parcel a distance of 738.75 feet to a set iron rod marking a corner of said Hudson parcel;

thence S 68° 25' 46" E along a southerly line of said Hudson parcel a distance of 198.00 feet to a point on the former centerline of State Highway 67, referenced by a set iron rod situated S 47° 19' 50" W a distance of 14.73 feet;

thence N 47° 19' 50" E along an easterly line of said Hudson parcel and the former centerline of State Highway 67 a distance of 55.00 feet to a point marking the intersection of the centerline of New Channel of the Sandusky River and the centerline of the Old Channel of the Sandusky River and marking a northeasterly corner of said Hudson parcel, said point being referenced by the last mentioned set iron rod;

thence N 40° 00' 15" W along the centerline of the Old Channel of the Sandusky River and being the northerly line of said Hudson parcel a distance of 249.48 feet to a found drill hole in the concrete approach of a bridge on the current centerline of State Highway 67, said drill hole also marking the northwesterly corner of said Hudson parcel;

thence N 36° 10' 14" E along the current centerline of State Highway 67 a distance of 324.91 feet to a set MAG nail on the south line of the north half of the southeast quarter, referenced by a found iron pipe situated S 84° 50' 17" E a distance of 58.95 feet;

thence N 89° 48' 59" E along the south line of the north half of the southeast quarter a distance of 360.18 feet to a point marking the northwest corner of a parcel of land currently owned by W. Parker, Jr., et ux, referenced by a found iron rod situated S 02° 48' 21" W a distance of 4.54 feet;

thence S 00° 21' 26" E along the west line of said Parker parcel a distance of 153.79 feet to a set iron rod marking a corner of said Parker parcel;

thence S 71° 37' 56" E along a southwesterly line of said Parker parcel a distance of 75.20 feet to a set iron rod marking a corner of said Parker parcel;

thence N 89° 33' 34" E along the south line of said Parker parcel a distance of 182.30 feet to a found iron rod marking the southeast corner of said Parker parcel;

thence N 07° 02' 34" E along the east line of said Parker parcel a distance of 178.31 feet to a set iron rod on the south line of the north half of the southeast quarter marking the northeast corner of said Parker parcel;

thence N 89° 48' 59" E along the south line of the north half of the southeast quarter a distance of 901.54 feet to a found iron rod on the east line of said Section 3;

thence S 00° 21' 27" E along the east line of said Section 3 a distance of 1321.89 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 1318.89 feet.

Containing in all 58.827 acres of land, more or less, of which 0.442 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 February, 2010.

Prior Deed Reference – Volume 197, Page 887; Volume 197, Page 890; Volume 197, Page 892; Volume 198, Page 11.

09158-S

**Tract 3**



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

LEGAL DESCRIPTION OF A 21.907 ACRE PARCEL  
FOR THE ESTATE OF WILLIAM J. SHEDENHELM

Being a parcel of land situated in part of the Southeast Quarter of Section 3, T-2-S,  
R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerline of State  
Highway 67 with the south line of the north half of the southeast quarter, referenced by a  
found iron pipe situated S 84° 50' 17" E a distance of 58.95 feet;

thence on an assumed bearing of S 36° 10' 14" W along the centerline of State Highway  
67 a distance of 163.25 feet to a point marking the southeasterly corner of a parcel of land  
currently owned by S. and T. Barker and being the **POINT OF BEGINNING**,  
referenced by a found iron rod situated N 53° 45' 27" W a distance of 49.32 feet;

thence continuing S 36° 10' 14" W along the centerline of State Highway 67 a distance  
of 161.66 feet to a found drill hole in the concrete approach of a bridge marking the  
centerline of the Old Channel of the Sandusky River;

thence N 58° 51' 03" W a distance of 322.05 feet to a found iron rod on the north bank of  
the New Channel of the Sandusky River;

thence N 58° 37' 03" W along the north bank of the New Channel of the Sandusky River  
a distance of 264.01 feet to a found iron rod;

thence N 56° 45' 03" W along the north bank of the New Channel of the Sandusky River  
a distance of 200.76 feet to a found iron rod;

thence N 55° 50' 52" W along the north bank of the New Channel of the Sandusky River  
a distance of 225.88 feet to a found iron rod on the centerline of the Old Channel of the  
Sandusky River;

thence N 69° 50' 59" E along the centerline of the Old Channel of the Sandusky River a  
distance of 165.57 feet to a point, referenced by a set iron rod situated S 63° 04' 09" E a  
distance of 65.91 feet;

REFERENCE SURVEY VOL. D  
PAGE 712 IN THE TAX MAP OFFICE

thence N 37° 59' 20" E along the centerline of the Old Channel of the Sandusky River a distance of 186.30 feet to a point, referenced by a set iron rod situated N 89° 06' 51" E a distance of 65.34 feet;

thence N 02° 02' 00" W along the centerline of the Old Channel of the Sandusky River a distance of 529.67 feet to a point, referenced by a set iron rod situated S 65° 12' 11" E a distance of 91.45 feet;

thence N 37° 41' 07" E along the centerline of the Old Channel of the Sandusky River a distance of 233.72 feet to a point, referenced by a set iron rod situated S 30° 07' 42" E a distance of 80.24 feet;

thence S 89° 46' 53" E along the centerline of the Old Channel of the Sandusky River a distance of 294.57 feet to a point, referenced by a set iron rod situated S 25° 06' 18" W a distance of 71.04 feet;

thence S 48° 57' 26" E along the centerline of the Old Channel of the Sandusky River a distance of 313.82 feet to a point, referenced by a set iron rod situated S 55° 33' 22" W a distance of 80.00 feet;

thence S 37° 05' 14" E along the centerline of the Old Channel of the Sandusky River a distance of 381.44 feet to a point, referenced by a set iron rod situated S 70° 42' 58" W a distance of 67.07 feet;

thence S 10° 09' 20" W along the centerline of the Old Channel of the Sandusky River a distance of 137.43 feet to a point, referenced by a found iron rod situated S 52° 21' 31" E a distance of 95.70 feet;

thence S 52° 21' 31" E a distance of 90.70 feet to a point marking the northwesterly corner of the aforementioned Barker parcel, referenced by a found iron rod situated S 52° 21' 31" E a distance of 5.00 feet;

thence S 37° 27' 44" W along a westerly line of said Barker parcel a distance of 111.27 feet to a point, referenced by a found iron rod situated S 45° 35' 38" E a distance of 6.00 feet;

thence S 58° 16' 36" W along a westerly line of said Barker parcel a distance of 218.80 feet to a point, referenced by a found iron rod situated S 31° 43' 24" E a distance of 8.00 feet;

thence S 38° 42' 27" W along a westerly line of said Barker parcel a distance of 123.79 feet to a point, referenced by a found iron rod situated S 51° 17' 33" E a distance of 15.00 feet;

thence S 13° 18' 18" W along a westerly line of said Barker parcel a distance of 134.90 feet to a point, referenced by a found iron rod situated S 76° 41' 42" E a distance of 12.00 feet;

thence S 02° 11' 51" E along a westerly line of said Barker parcel a distance of 117.68 feet to a point marking the southwesterly corner of said Barker parcel;

thence S 53° 45' 27" E along the south line of said Barker parcel a distance of 131.32 feet to the **POINT OF BEGINNING**, passing 2 found iron rods for reference a distance of 20.00 feet and 82.00 feet respectively.

Containing in all 21.907 acres of land, more or less, of which 0.189 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 February, 2010.

Prior Deed Reference – Volume 197, Page 887; Volume 197, Page 890; Volume 197, Page 892; Volume 198, Page 11.

09158-S

Tract 1

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

---

**LEGAL DESCRIPTION OF A 0.686 ACRE PARCEL  
FOR THE ESTATE OF WILLIAM J. SHEDENHELM**

Being a parcel of land situated in part of the Village of Smithville, in the Southeast Quarter of Section 3, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerline of State Highway 67 with the south line of the north half of the southeast quarter and being the **POINT OF BEGINNING**, referenced by a found iron pipe situated S 84° 50' 17" E a distance of 58.95 feet;

thence on an assumed bearing of N 36° 10' 14" E along the centerline of State Highway 67 a distance of 148.49 feet to a set MAG nail, referenced by a set iron rod situated S 40° 53' 42" E a distance of 30.78 feet;

thence along said centerline an arc distance of 346.85 feet on a curve to the right having a radius of 14955.00 feet, a chord of 346.84 feet and a chord bearing of N 36° 50' 05" E to a found MAG nail marking the centerline of Township Highway 302 (formerly State Highway 67), referenced by a found iron rod situated S 52° 21' 19" E a distance of 30.00 feet;

thence along the centerline of Township Highway 302 an arc distance of 211.14 feet curve to the left having a radius of 409.08 feet, a chord of 208.80 feet and a chord bearing of S 22° 51' 31" W to a found MAG nail, referenced by a found iron rod situated N 12° 21' 55" E a distance of 61.24 feet;

thence S 08° 01' 38" W along said centerline a distance of 128.00 feet to a found iron rod;

thence along said centerline an arc distance of 78.75 feet on a curve to the right having a radius of 1910.08 feet, a chord of 78.74 feet and a chord bearing of S 09° 12' 30" W to a found iron rod on the north line of the south half of the ~~northeast~~ quarter;

thence S 89° 48' 59" W along said line a distance of 183.98 feet to the **POINT OF BEGINNING**.

Containing in all 0.686 acres of land, more or less, of which 0.421 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 February, 2010.

Prior Deed Reference – Volume 197, Page 887; Volume 197, Page 890; Volume 197, Page 892; Volume 198, Page 11.

09158-S

**Tract 2**

