

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

**LEGAL DESCRIPTION OF A 7.667 ACRE PARCEL
FOR THE ALICE E. BAKER REVOCABLE LIVING TRUST**

Being a parcel of land situated in part of the Southeast Quarter of Section 32, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said Section 32;

thence on an assumed bearing of N 89° 54' 07" E along the centerline of County Highway 4 a distance of 1325.06 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing 2 set MAG nails a distance of 40.06 feet and 760.06 feet respectively;

thence N 00° 05' 53" W a distance of 231.00 feet to a point on or near the centerline of an open ditch, passing 2 set iron rods for reference a distance of 20.00 feet and 226.58 feet respectively;

thence N 73° 34' 37" E on or near the centerline of said open ditch a distance of 90.89 feet to a set iron rod;

thence N 47° 13' 57" E along on or near the centerline of said open ditch a distance of 234.40 feet to a set iron rod;

thence N 19° 25' 27" W on or near the centerline of said open ditch a distance of 61.86 feet to a set iron rod;

thence N 34° 43' 00" E on or near the centerline of said open ditch a distance of 59.83 feet to set iron rod;

thence S 61° 09' 23" E on or near the centerline of said open ditch a distance of 243.63 feet to a set iron rod;

thence S 03° 51' 16" E on or near the centerline of said open ditch a distance of 92.61 feet to a set iron rod;

thence N 63° 54' 25" E on or near the centerline of said open ditch a distance of 183.76 feet to a set iron rod;

thence S 02° 46' 58" W on or near the centerline of said open ditch a distance of 102.52 feet to a set iron rod;

thence N 73° 51' 27" E on or near the centerline of said open ditch a distance of 142.03 feet to a set iron rod;

thence S 29° 47' 42" E on or near the centerline of said open ditch a distance of 135.44 feet to a set iron rod;

thence S 51° 57' 52" E on or near the centerline of said open ditch a distance of 343.89 feet to a set MAG nail on the centerline of County Highway 4, passing a set iron rod for reference a distance of 311.50 feet;

thence S 89° 54' 07" W along said centerline a distance of 1126.64 feet to the **POINT OF BEGINNING**.

Containing in all 7.667 acres of land, more or less, of which 0.511 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 September, 2010.

Prior Deed Reference – OR Volume 11, Page 869.

10085-S

Tract 3



KOEHLER SURVEYING, INC.
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UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 4.580 ACRE PARCEL
FOR THE ALICE E. BAKER REVOCABLE LIVING TRUST**

Being a parcel of land situated in part of the Southeast Quarter of Section 32, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said Section 32;

thence on an assumed bearing of N 89° 54' 07" E along the centerline of County Highway 4 a distance of 40.06 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence N 03° 16' 26" W a distance of 176.41 feet to a point on or near the centerline of an open ditch, passing 2 set iron rods for reference a distance of 20.00 feet and 165.12 feet respectively;

thence N 78° 59' 21" E on or near the centerline of said open ditch a distance of 302.48 feet to a set iron rod;

thence N 62° 18' 10" E along on or near the centerline of said open ditch a distance of 151.91 feet to a point, referenced by a set iron rod situated S 29° 33' 45" E a distance of 7.16 feet;

thence N 73° 48' 49" E on or near the centerline of said open ditch a distance of 310.29 feet to a set iron rod;

thence S 00° 05' 53" E a distance of 389.77 feet to a set MAG nail on the centerline of County Highway 4, passing a set iron rod for reference a distance of 369.77 feet;

thence S 89° 54' 07" W along said centerline a distance of 720.00 feet to the **POINT OF BEGINNING**.

Containing in all 4.580 acres of land, more or less, of which 0.331 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 September, 2010.

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Tract 1



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

LEGAL DESCRIPTION OF A 5.069 ACRE PARCEL
FOR THE ALICE E. BAKER REVOCABLE LIVING TRUST

Being a parcel of land situated in part of the Southeast Quarter of Section 32, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said Section 32;

thence on an assumed bearing of N 89° 54' 07" E along the centerline of County Highway 4 a distance of 760.06 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a set MAG nail a distance of 40.06 feet;

thence N 00° 05' 53" W a distance of 389.77 feet to a set iron rod on or near the centerline of an open ditch, passing a set iron rod for reference a distance of 20.00 feet;

thence N 63° 46' 41" E on or near the centerline of said open ditch a distance of 217.77 feet to a set iron rod;

thence S 69° 54' 09" E along on or near the centerline of said open ditch a distance of 122.96 feet to a set iron rod;

thence S 45° 49' 19" E on or near the centerline of said open ditch a distance of 315.73 feet to a set iron rod;

thence N 73° 34' 37" E on or near the centerline of said open ditch a distance of 29.19 feet to a point;

thence S 00° 05' 53" E a distance of 231.00 feet to a set MAG nail on the centerline of County Highway 4, passing 2 set iron rods for reference a distance of 4.39 feet and 211.00 feet respectively;

thence S 89° 54' 07" W along said centerline a distance of 565.00 feet to the **POINT OF BEGINNING**.

REFERENCE SURVEY VOL. D
PAGE 425 IN THE TAX MAP OFFICE

(TRACT 2)

Containing in all 5.069 acres of land, more or less, of which 0.106 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 September, 2010.

Prior Deed Reference - OR Volume 11, Page 869.

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Tract 2

thence S 03° 51' 16" E on or near the centerline of said open ditch a distance of 92.61 feet to a set iron rod;

thence N 63° 54' 25" E on or near the centerline of said open ditch a distance of 183.76 feet to a set iron rod;

thence S 02° 46' 58" W on or near the centerline of said open ditch a distance of 102.52 feet to a set iron rod;

thence N 73° 51' 27" E on or near the centerline of said open ditch a distance of 142.03 feet to a set iron rod;

thence S 29° 47' 42" E on or near the centerline of said open ditch a distance of 135.44 feet to a set iron rod;

thence S 51° 57' 52" E on or near the centerline of said open ditch a distance of 343.89 feet to a set MAG nail on the centerline of County Highway 4, passing a set iron rod for reference a distance of 311.50 feet;

thence S 89° 54' 07" W along said centerline a distance of 1126.64 feet to the **POINT OF BEGINNING**.

Containing in all 7.667 acres of land, more or less, of which 0.511 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.

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