

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

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LEGAL DESCRIPTION OF A 66.982 ACRE PARCEL  
FOR MARCIA HUFFORD

Being a parcel of land situated in part of the Southeast Quarter of Section 15, T-1-S,  
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the East Quarter Post of said Section 15, referenced  
by a set iron rod situated S 61° 26' 29" W a distance of 68.61 feet;

thence on an assumed bearing of S 00° 27' 13" W along the centerline of Township  
Highway 10, passing a found nail a distance of 33.00 feet, a total distance of 563.00 feet  
to a set MAG nail and being the POINT OF BEGINNING, referenced by a set iron rod  
situated N 89° 48' 32" W a distance of 33.00 feet;

thence continuing S 00° 27' 13" W along said centerline a distance of 758.21 feet to a  
found stone marking the northeast corner of a parcel of land currently owned by M.  
Hillier, et al;

thence N 89° 35' 29" W along the north line of said Hillier parcel a distance of 1328.19  
feet to a set iron rod marking the northwest corner of said parcel, passing a set iron rod a  
distance of 33.00 feet;

thence S 00° 20' 42" W along the west line of said Hillier parcel a distance of 724.15 feet  
to a set iron rod marking the northeast corner of a parcel of land currently owned by A.  
Hall;

thence N 89° 24' 28" W along the north line of said Hall parcel a distance of 663.41 feet  
to a set iron rod on the east line of a parcel of land currently owned by R. & R. Lust,  
Trustees, marking the northwest corner of said Hall parcel;

thence N 00° 17' 26" E along the east line of said Lust parcel a distance of 2002.66 feet  
to a set iron rod on the south line of the Wheeling and Lake Erie Railroad marking the  
northeast corner of said Lust parcel;

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REFERENCE SURVEY VOL. D  
PAGE 477 IN THE TAX MAP OFFICE

TRACT 2 66.982 AC.

thence S 89° 48' 32" E along the south line of said railroad a distance of 1762.95 feet to a set iron rod;

thence S 00° 27' 13" W a distance of 530.00 feet to a set iron rod;

thence S 89° 48' 32" E a distance of 233.00 feet to the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 200.00 feet.

Containing in all 56.982 acres of land, more or less, of which 0.574 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 December, 2011.

Prior Deed Reference -- OR Volume 174, Page 842; OR Volume 212, Pages 592 and 595.

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Tract 2

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LEGAL DESCRIPTION OF A 2.835 ACRE PARCEL  
FOR MARCIA HUFFORD

Being a parcel of land situated in part of the Southeast Quarter of Section 15, T-1-S,  
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the East Quarter Post of said Section 15, referenced  
by a set iron rod situated S 61° 26' 29" W a distance of 68.61 feet;

thence on an assumed bearing of S 00° 27' 13" W along the centerline of Township  
Highway 10 a distance of 33.00 feet to a found MAG nail on the south line of the  
Wheeling and Lake Erie Railroad and being the **POINT OF BEGINNING**, referenced  
by a set iron rod situated N 89° 48' 32" W a distance of 60.00 feet;

thence continuing S 00° 27' 13" W along said centerline a distance of 530.00 feet to a set  
MAG nail;

thence N 89° 48' 32" W a distance of 233.00 feet to a set iron rod, passing a set iron rod  
for reference a distance of 33.00 feet;

thence N 00° 27' 13" E a distance of 530.00 feet to a set iron rod on the south line of the  
Wheeling and Lake Erie Railroad;

thence S 89° 48' 32" E along said line a distance of 233.00 feet to the **POINT OF  
BEGINNING**, passing a set iron rod for reference a distance of 173.00 feet.

Containing in all 2.835 acres of land, more or less, of which 0.402 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 December, 2011.

Prior Deed Reference – OR Volume 174, Page 842; OR Volume 212, Pages 592 and 595.

11150-S

