

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

---

**LEGAL DESCRIPTION OF A 56.108 ACRE PARCEL  
FOR STOCKMASTER ESTATE**

Being a parcel of land situated in part of the Southeast Quarter of Section 27, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 27 and the centerline of Township Highway 10 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 89° 33' 23" W along the south line of said Section 27 a distance of 1127.44 feet to a set iron rod;

thence N 00° 16' 51" E on a line a distance of 965.57 feet to a set iron rod;

thence N 68° 57' 45" E on a line a distance of 146.00 feet to a set iron rod;

thence N 19° 36' 45" E on a line a distance of 554.60 feet to a set iron rod;

thence S 89° 17' 43" E on a line a distance of 118.88 feet to set iron rod;

thence N 00° 29' 23" E on a line a distance of 95.00 feet to a set iron rod marking a corner of a 1.80 acre parcel of land now or formerly owned by K. Stockmaster, Trustee;

thence N 00° 29' 23" E along said K. Stockmaster, Trustee parcel a distance of 455.00 feet to a set iron rod, passing a set iron rod a distance of 450.00 feet;

thence N 73° 00' 27" W on a line a distance of 148.16 feet to set iron rod;

thence N 01° 29' 47" E on a line a distance of 495.53 feet to a set MAG nail marking the east-west half section line of said Section 27 and the centerline of County Highway 34, passing a set iron rod a distance of 465.52 feet;

thence S 89° 36' 43" E along the east-west half section line of said Section 27 and the centerline of County Highway 34 a distance of 825.35 feet to a found railroad spike marking the east quarter post of said Section 27 and the intersection of the centerline of

County Highway 34 and Township Highway 10, referenced by a set iron rod situated S 48° 08' 06" W a distance of 44.62 feet;

thence S 00° 26' 00" W along the east line of said Section 27 and the centerline of said Township Highway 10 a distance of 2630.78 feet to the **POINT OF BEGINNING**.

Containing in all 56.108 acres of land, more or less, of which 2.539 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 August 2023.

Prior Deed References – OR 242, Page 453

23095-S Tract 2



PT: 1 N: 0.0000 E: 0.0000  
N89°33'23"W DIST: 1127.44  
PT: 2 N: 8.7291 E: -1127.4062  
N0°16'51"E DIST: 965.57  
PT: 3 N: 974.2875 E: -1122.6735  
N68°57'45"E DIST: 146.00  
PT: 4 N: 1026.6984 E: -986.4050  
N19°36'45"E DIST: 554.60  
PT: 5 N: 1549.1229 E: -800.2496  
S89°17'43"E DIST: 118.88  
PT: 6 N: 1547.6607 E: -681.3786  
N0°29'23"E DIST: 550.00  
PT: 7 N: 2097.6406 E: -676.6777  
N73°00'27"W DIST: 148.16  
PT: 8 N: 2140.9399 E: -818.3695  
N1°29'47"E DIST: 495.53  
PT: 9 N: 2636.3009 E: -805.4292  
S89°36'43"E DIST: 825.35  
PT: 10 N: 2630.7110 E: 19.9018  
S0°26'00"W DIST: 2630.78  
PT: 11 N: 0.0062 E: 0.0052

CLOSING BEARING/DISTANCE: S40°01'15"W DIST: 0.0081

MISCLOSURE: N: 0.0062 E: 0.0052

AREA: 56.108 ACRES



REFERENCE SURVEY VOL. D  
PAGE 688 IN THE TAX MAP OFFICE

"2023" Tract 2

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

---

**LEGAL DESCRIPTION OF A 21.817 ACRE PARCEL  
FOR STOCKMASTER ESTATE**

Being a parcel of land situated in part of the Southeast Quarter of Section 27, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 27 and the centerline of Township Highway 10;

thence on an assumed bearing of N 89° 33' 23" W along the south line of said Section 27 a distance of 1127.44 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 89° 33' 23" W along the south line of said Section 27 a distance of 220.00 feet to a point marking a southeast corner of a parcel of land now or formerly owned by R. Edgington, Etux.;

thence N 00° 22' 07" E along said R. Edgington, Etux. parcel a distance of 2301.87 feet to a set iron rod marking a corner of said R. Edgington, Etux. parcel, passing a found stone a distance of 1.62 feet;

thence S 89° 30' 37" E along said R. Edgington, Etux. parcel a distance of 227.70 feet to a set iron rod marking a corner of said R. Edgington, Etux. parcel;

thence N 00° 26' 00" E along said R. Edgington, Etux. parcel a distance of 328.01 feet to a point marking a corner of said R. Edgington, Etux. parcel, the east-west half section line of said Section 27 and the centerline of County Highway 34, referenced by a found iron rod situated N 00° 26' 00" E a distance of 1.99 feet;

thence S 89° 36' 43" E along the east-west half section line of said Section 27 and the centerline of said County Highway 34 a distance of 297.00 feet to a set MAG nail;

thence S 01° 29' 47" W on a line a distance of 495.53 feet to set iron rod, passing a set iron rod a distance of 30.01 feet;

thence S 73° 00' 27" E on a line a distance of 148.16 feet to a set iron rod;

thence S 00° 29' 23" W on a line a distance of 5.00 feet to a set iron rod marking a corner of a 1.80 acre parcel of land now or formerly owned by K. Stockmaster, Trustee;

thence N 89° 30' 37" W along said K. Stockmaster, Trustee parcel a distance of 175.00 feet to a set iron rod marking a corner of said K. Stockmaster, Trustee parcel;

thence S 00° 29' 23" W along said K. Stockmaster, Trustee parcel a distance of 450.00 feet to a set iron rod marking a corner of said K. Stockmaster, Trustee parcel;

thence S 89° 30' 37" E along said K. Stockmaster, Trustee parcel a distance of 175.00 feet to a set iron rod marking a corner of said K Stockmaster, Trustee parcel;

thence S 00° 29' 23" W on a line a distance of 95.00 feet to a set iron rod;

thence N 89° 17' 43" W on a line a distance of 118.88 feet to a set iron rod;

thence S 19° 36' 45" W on a line a distance of 554.60 feet to a set iron rod;

thence S 68° 57' 45" W on a line a distance of 146.00 feet to a set iron rod;

thence S 00° 16' 51" W on a line a distance of 965.57 feet to the **POINT OF BEGINNING.**

Containing in all 21.817 acres of land, more or less, of which 0.204 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 August 2023.

Prior Deed References – OR 242, Page 453

23095-S Tract 1



PT: 1 N: 0.0000 E: 0.0000  
N89°33'23"W DIST: 220.00  
PT: 2 N: 1.7033 E: -219.9934  
N0°22'07"E DIST: 2301.87  
PT: 3 N: 2303.5257 E: -205.1845  
S89°30'37"E DIST: 227.70  
PT: 4 N: 2301.5795 E: 22.5072  
N0°26'00"E DIST: 328.01  
PT: 5 N: 2629.5801 E: 24.9880  
S89°36'43"E DIST: 297.00  
PT: 6 N: 2627.5686 E: 321.9811  
S1°29'47"W DIST: 495.53  
PT: 7 N: 2132.2076 E: 309.0409  
S73°00'27"E DIST: 148.16  
PT: 8 N: 2088.9083 E: 450.7327  
S0°29'23"W DIST: 5.00  
PT: 9 N: 2083.9085 E: 450.6899  
N89°30'37"W DIST: 175.00  
PT: 10 N: 2085.4043 E: 275.6963  
S0°29'23"W DIST: 450.00  
PT: 11 N: 1635.4207 E: 271.8501  
S89°30'37"E DIST: 175.00  
PT: 12 N: 1633.9250 E: 446.8437  
S0°29'23"W DIST: 95.00  
PT: 13 N: 1538.9284 E: 446.0317  
N89°17'43"W DIST: 118.88  
PT: 14 N: 1540.3906 E: 327.1607  
S19°36'45"W DIST: 554.60  
PT: 15 N: 1017.9661 E: 141.0053  
S68°57'45"W DIST: 146.00  
PT: 16 N: 965.5552 E: 4.7368  
S0°16'51"W DIST: 965.57  
PT: 17 N: -0.0032 E: 0.0042

CLOSING BEARING/DISTANCE: N52°25'48"W DIST: 0.0052

MISCHLURE: N: -0.0032 E: 0.0042

AREA: 21.817 ACRES

REFERENCE SURVEY VOL. D

PAGE 688 IN THE TAX MAP OFFICE

"2023"

Tract 1

