

**VICTOR B. KOEHLER, P.S.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**

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**LEGAL DESCRIPTION OF A 2.017 ACRE  
PARCEL FOR M. E. BROWN**

Being a parcel of land situated in part of the northeast and southeast quarters of section 19, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found corner stone in a monument box marking the East Quarter Post of said section;

thence S 00° 00' 00" W along the centerline of County Highway 134, a distance of 149.38 feet to a set P-K nail and being the POINT OF BEGINNING;

thence N 89° 44' 19" W, a distance of 344.87 feet to a set iron rod, passing a found iron rod a distance of 25.00 feet and a set iron rod a distance of 117.68 feet;

thence N 00° 00' 00" E, a distance of 535.06 feet to a found iron rod;

thence S 31° 04' 18" E, a distance of 152.90 feet to a found iron pipe;

thence S 34° 41' 43" E, a distance of 172.68 feet to a found iron rod;

thence S 32° 00' 33" E, a distance of 151.20 feet to a set iron rod, passing a found iron rod a distance of 83.39 feet;

thence S 09° 53' 30" E, a distance of 101.14 feet to a set iron rod;

thence S 37° 36' 42" E, a distance of 41.82 feet to a set iron rod;

thence S 86° 30' 50" E, a distance of 44.71 feet to the POINT OF BEGINNING, passing a set iron rod a distance of 24.67 feet;

Containing in all 2.017 acres of land, more or less, subject to all legal highways and easements of record.

Bearings are assumed for angular measurements only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S., #7457, in June, 1996.

96042-S (073)  
parcel 3 ✓

REFERENCE SURVEY VOL. C  
PAGE 18 IN THE TAX MAP OFFICE

(PARCEL 3)

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**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**

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**LEGAL DESCRIPTION OF A 1.034 ACRE  
PARCEL FOR M. E. BROWN**

Being a parcel of land situated in part of the northeast and southeast quarters of section 19, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found corner stone in a monument box marking the East Quarter Post of said section;

thence S 00° 00' 00" W along the centerline of County Highway 134, a distance of 149.38 feet to a set P-K nail and being the POINT OF BEGINNING;

thence continuing S 00° 00' 00" W along said centerline, a distance of 381.02 feet to a found railroad spike;

thence S 88° 44' 45" W, a distance of 117.71 feet to a point, passing a found iron rod a distance of 25.00 feet and a set iron rod a distance of 107.71 feet;

thence N 00° 00' 00" E, a distance of 384.13 feet to a set iron rod;

thence S 89° 44' 19" E, a distance of 117.68 feet to the POINT OF BEGINNING;

Containing in all 1.034 acres of land, more or less, subject to all legal highways and easements of record.

Bearings are assumed for angular measurements only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S., #7457, in June, 1996.

96042-S (073)  
parcel 1 ✓

REFERENCE SURVEY VOL. C  
PAGE 18 IN THE TAX MAP OFFICE  
(PARCEL 1)

VICTOR B. KOEHLER, P.S.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351

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LEGAL DESCRIPTION OF A 2.019 ACRE  
PARCEL FOR M. E. BROWN

Being a parcel of land situated in part of the ~~northeast and~~  
southeast ~~quarters~~ of section 19, T-2-S, R-15-E, Eden Township,  
Wyandot County, Ohio, and further described as follows:

Commencing at a found corner stone in a monument box marking the  
East Quarter Post of said section;

thence S 00° 00' 00" W along the centerline of County Highway  
134, a distance of 149.38 feet to a set P-K nail;

thence N 89° 44' 19" W, a distance of 117.68 feet to a set iron  
rod and being the POINT OF BEGINNING, passing a found iron rod a  
distance of 25.00 feet;

thence S 00° 00' 00" W, a distance of 384.13 feet to a point  
referenced by a set iron rod bearing N 88° 44' 45" E, a distance  
of 10.00 feet;

thence S 88° 44' 45" <sup>W</sup>~~E~~, a distance of 227.25 feet to a set iron  
rod;

thence N 00° 00' 00" E, a distance of 390.14 feet to a set iron  
rod;

thence S 89° 44' 19" E, a distance of 227.19 feet to the POINT OF  
BEGINNING;

Containing in all 2.019 acres of land, more or less, subject to  
all legal highways and easements of record.

Bearings are assumed for angular measurements only.

This legal description is based upon a survey performed by Victor  
B. Koehler, P.S., #7457, in June, 1996.

96042-S (073)  
parcel 2 ✓

RECORDED  
REFERENCE SURVEY VOL. C  
PAGE 18 IN THE TAX MAP OFFICE  
(PARCEL 2)