

VICTOR B. KOEHLER, P.S.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388

**LEGAL DESCRIPTION OF A 0.604 ACRE PARCEL
FOR THE ESTATE OF CONSTANCE M. SMITH**

Being a parcel of land situated in part of the Southwest Quarter of Section 10, T-2-S,
R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southwest Corner of said
Section;

thence N 85° 50' 50" E along the centerline of County Highway 44 a distance of 384.12
feet to a set MAG nail passing a set MAG nail a distance of 363.12 feet;

thence N 00° 11' 26" W a distance of 613.80 feet to a set iron rod and being the **POINT
OF BEGINNING**, passing a set iron rod a distance of 20.05 feet;

thence continuing N 00° 11' 26" W a distance of 21.78 feet to a set iron rod;

thence N 85° 50' 50" E a distance of 1210.80 feet to a set iron rod on the Wyandot
Reservation Line;

thence S 00° 18' 33" E along said Reservation Line a distance of 21.78 feet to a set iron
rod;

thence S 85° 50' 50" W a distance of 1210.85 feet to the **POINT OF BEGINNING**.

Containing in all 0.604 acre of land, more or less, and 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 plastic caps imprinted "VBK #7457".

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in November, 1998.

Prior Deed Reference – Volume 137, Page 439.

98101-S (189)

Parcel #3

smith_constance3

REFERENCE SURVEY VOL. D
PAGE 61 IN THE TAX MAP OFFICE
(Parcel 3)

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

LEGAL DESCRIPTION OF A 2.015 ACRE PARCEL
FOR SALLY J. PHILLIPS

Being a parcel of land situated in part of the Northwest Quarter of Section 27, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the North Quarter Post of said section;

thence S 00° 00' 00" W along the centerline of State Highway 103 a distance of 1205.41 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 40.00 feet to a set P-K nail;

thence S 87° 52' 00" W a distance of 521.38 feet to a set iron rod, passing a set iron rod a distance of 20.01 feet;

thence S 00° 00' 00" W a distance of 65.00 feet to a set iron rod;

thence S 87° 52' 00" W a distance of 143.96 feet to a set iron rod;

thence N 00° 00' 00" E a distance of 348.00 feet to a set iron rod;

thence N 87° 52' 00" E a distance of 213.34 feet to a set iron rod;

thence S 00° 00' 00" W a distance of 243.00 feet to a set iron rod;

thence N 87° 52' 00" E a distance of 452.00 feet to the POINT OF BEGINNING, passing a set iron rod a distance of 431.99.

Containing in all 2.015 acres of land, more or less, subject to all legal highways and easements of record.

Bearings are assumed for angular measurements only.

All set iron rods are 1/2" diameter with plastic caps imprinted
"VBK #7457".

This legal description is based upon a survey performed by Victor
B. Koehler, P.S., #7457, in May, 1997.

Prior Deed Reference - Volume 212, Page 017

97048-S
(073)

VICTOR B. KOEHLER, P.S.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388

**LEGAL DESCRIPTION OF A 17.030 ACRE PARCEL
FOR THE ESTATE OF CONSTANCE M. SMITH**

Being a parcel of land situated in part of the Southwest Quarter of Section 10, T-2-S,
R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southwest Corner of said
Section;

thence N 85° 50' 50" E along the centerline of County Highway 44 a distance of 384.12
feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a set MAG nail
a distance of 363.12 feet;

thence N 00° 11' 26" W a distance of 613.80 feet to a set iron rod, passing a set iron rod a
distance of 20.05 feet;

thence N 85° 50' 50" E a distance of 1210.85 feet to a set iron rod on the Wyandot
Reservation Line;

thence S 00° 18' 33" E along said Reservation Line a distance of 613.71 feet to a set iron
rod on the centerline of County Highway 44, passing a set iron rod a distance of 593.66
feet;

thence S 85° 50' 50" W along said centerline a distance of 1212.12 feet to the **POINT
OF BEGINNING**.

Containing in all 17.030 acres of land, more or less, of which 0.557 acre, more or less, is
currently contained within the right-of-way of County Highway 44. 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 plastic caps imprinted "VBK #7457".

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in November, 1998.

Prior Deed Reference – Volume 180, Page 427.

98101-S (189)

smith_constance1

REFERENCE SURVEY VOL. D
PAGE 61 IN THE TAX MAP OFFICE
(Parcel 1)