

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

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LEGAL DESCRIPTION OF A 1.000 ACRE  
PARCEL FOR CRAIG MARSHALL

Being a parcel of land situated in part of the Northwest Quarter of Section 20, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found cornerstone in a monument box marking the West Quarter Post of said Section;

thence N 00° 10' 05" E along the centerline of County Highway 134 a distance of 60.00 feet to a set P-K nail and being the POINT OF BEGINNING;

thence continuing N 00° 10' 05" E along said centerline a distance of 193.30 feet to a set P-K nail;

thence S 89° 28' 28" E a distance of 225.35 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 00° 10' 05" W a distance of 193.30 feet to a set iron rod;

thence N 89° 28' 28" W a distance of 225.35 feet to the POINT OF BEGINNING, passing a set iron rod a distance of 205.35 feet.

Containing in all 1.000 acres of land, more or less, subject to all legal highways and easements of record.

Bearings are assumed for angular measurement only.

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

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in July, 1997.

Prior Deed Reference - Volume 212, Page 156.

97052-S  
(077)  
parcel #1

REFERENCE SURVEY VOL. C  
PAGE 79 IN THE TAX MAP OFFICE

(PARCEL 1)

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PARCEL FOR CRAIG MARSHALL

Being a parcel of land situated in part of the Northwest Quarter of Section 20, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found cornerstone in a monument box marking the West Quarter Post of said Section;

thence N 00° 10' 05" E along the centerline of County Highway 134 a distance of 253.30 feet to a set P-K nail and being the POINT OF BEGINNING;

thence continuing N 00° 10' 05" E along said centerline a distance of 193.30 feet to a set P-K nail;

thence S 89° 28' 28" E a distance of 225.35 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 00° 10' 05" W a distance of 193.30 feet to a set iron rod;

thence N 89° 28' 28" W a distance of 225.35 feet to the POINT OF BEGINNING, passing a set iron rod a distance of 205.35 feet.

Containing in all 1.000 acres of land, more or less, subject to all legal highways and easements of record.

Bearings are assumed for angular measurement only.

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

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in July, 1997.

Prior Deed Reference - Volume 212, Page 156.

97052-S  
(077)  
parcel #2

REFERENCE SURVEY VOL. C  
PAGE 79 IN THE TAX MAP OFFICE

(PARCEL 2)

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P.O. BOX 28  
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LEGAL DESCRIPTION OF A 1.000 ACRE  
PARCEL FOR CRAIG MARSHALL

Being a parcel of land situated in part of the Northwest Quarter of Section 20, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found cornerstone in a monument box marking the West Quarter Post of said Section;

thence N 00° 10' 05" E along the centerline of County Highway 134 a distance of 446.60 feet to a set P-K nail and being the POINT OF BEGINNING;

thence continuing N 00° 10' 05" E along said centerline a distance of 193.30 feet to a set P-K nail;

thence S 89° 28' 28" E a distance of 225.35 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 00° 10' 05" W a distance of 193.30 feet to a set iron rod;

thence N 89° 28' 28" W a distance of 225.35 feet to the POINT OF BEGINNING, passing a set iron rod a distance of 205.35 feet.

Containing in all 1.000 acres of land, more or less, subject to all legal highways and easements of record.

Bearings are assumed for angular measurement only.

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

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in July, 1997.

Prior Deed Reference - Volume 212, Page 156.

97052-S  
(077)  
parcel #3

REFERENCE SURVEY VOL. *C*  
PAGE 79 IN THE TAX MAP OFFICE

(PARCEL 3)



ENGINEERS • SURVEYORS

Robert Lyn Makeever, P.E., P.S.

9.117 ACRE TRACT

REFERENCE SURVEY VOL. C  
PAGE 224 IN THE TAX MAP OFFICE

**EDEN TOWNSHIP, WYANDOT COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, TOWNSHIP OF EDEN, RANGE 15 EAST, TOWNSHIP 2 SOUTH, (BEING PART OF THE NORTHEAST QUARTER OF SECTION 20), BEING A 9.117 ACRE TRACT OUT OF A 80.0 ACRE TRACT OF LAND CONVEYED TO HARRY AND RUTH HEISTAND LIVING TRUST OF RECORD IN DEED BOOK 207, PAGE 248, RECORDS REFER TO THE RECORDER'S OFFICE, WYANDOT COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A RAILROAD SPIKE FOUND OVER A STONE AND MONUMENT BOX MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION, SAID SPIKE ALSO MARKING THE INTERSECTION OF COUNTY HIGHWAY 136 (40 FEET IN WIDTH) AND COUNTY HIGHWAY 47 (40 FEET IN WIDTH);

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 2005.50 FEET ALONG THE NORTH LINE OF SAID SECTION, THE CENTERLINE OF SAID COUNTY HIGHWAY 47, A PORTION OF THE NORTH LINE OF SAID HARRY AND RUTH HEISTAND LIVING TRUST TO A RAILROAD SPIKE SET, (SAID RAILROAD SPIKE BEING REFERENCED BY AN IRON PIN SET SOUTH 0°00'00" EAST, A DISTANCE OF 20.00 FEET) SAID SPIKE BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 615.00 FEET OVER AND ACROSS SAID HEISTAND LIVING TRUST TRACT WITH A NEW LINE (PASSING AN IRON PIN SET AT 20.00 FEET) TO AN IRON PIN SET;

THENCE NORTH 89°42'42" WEST, A DISTANCE OF 644.88 FEET OVER AND ACROSS SAID HEISTAND LIVING TRUST TRACT WITH A NEW LINE TO AN IRON PIN SET ON THE WEST LINE OF SAID HEISTAND LIVING TRUST TRACT, THE EAST LINE OF A TRACT OF LAND CONVEYED TO DONALD B. SCHILLING OF RECORD IN DEED BOOK 135, PAGE 420, SAID IRON PIN BEING ON THE NORTH-SOUTH HALF SECTION LINE OF SAID SECTION;

THENCE NORTH 00°28'49" WEST, A DISTANCE OF 611.78 FEET ALONG THE WEST LINE OF SAID HEISTAND LIVING TRUST TRACT, THE EAST LINE OF SAID SCHILLING TRACT, THE EAST LINE OF A 1.00 ACRE TRACT CONVEYED TO HARRY AND RUTH HEISTAND LIVING TRUST OF RECORD IN DEED BOOK 207, PAGE 248, AND THE NORTH-SOUTH HALF SECTION LINE OF SAID SECTION (PASSING AN IRON PIN SET AT 591.78 FEET) TO A STONE AND MONUMENT BOX FOUND IN THE NORTH LINE OF SAID SECTION, THE CENTERLINE OF SAID COUNTY HIGHWAY 47, THE NORTH LINE OF SAID HEISTAND LIVING TRUST TRACT, SAID STONE AND MONUMENT BOX MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 650.00 FEET ALONG THE CENTERLINE OF SAID COUNTY HIGHWAY 47, THE NORTH LINE OF SAID HARRY AND RUTH HEISTAND LIVING TRUST, THE NORTH LINE OF SAID SECTION TO THE POINT OF BEGINNING CONTAINING 9.117 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF JEFFREY M. ROWE, P.S., PROFESSIONAL SURVEYOR NUMBER 7463, DATED DECEMBER 10, 1998, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

ALL IRON PINS SET ARE 5/8" O.D. REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE STATED.

BEARINGS DESCRIBED HEREON ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

PRIOR DEED REFERENCES: DEED BOOK 207, PAGE 248