

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

**LEGAL DESCRIPTION OF A 1.701 ACRE PARCEL
FOR GARY AND JAY McCREARY**

Being a parcel of land situated in part of the Southeast Quarter of Section 25, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the East Quarter Post of said Section 25;

thence on an assumed bearing of S 00° 32' 39" W along the east line of said Section 25 a distance of 808.70 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence continuing S 00° 32' 39" W along the east line of said Section 25 a distance of 260.00 feet to a set iron rod;

thence N 89° 30' 26" W a distance of 285.00 feet to a set iron rod, passing 2 found iron rods a distance of 29.93 feet and 281.35 feet respectively;

thence N 00° 32' 39" E a distance of 260.00 feet to a set iron rod;

thence S 89° 30' 26" E a distance of 285.00 feet to the **POINT OF BEGINNING**, passing 2 found iron rod a distance of 3.48 feet and 254.81 feet respectively.

Containing in all 1.701 acres of land, more or less, of which 0.197 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 May, 2006.

Prior Deed Reference – Volume 103, Page 430.

06027-S1

Tract 3

(Tract 3) (1.701A)

REPLACEMENT SURVEY VOL. D
PAGE 298 IN THE TAX MAP OFFICE

KOEHLER SURVEYING
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 0.289 ACRE PARCEL
FOR JEFFREY L. THIEL**

Being a parcel of land situated in part of the Northwest Quarter of Section 5, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the West Quarter Post of said Section 5;

thence on an assumed bearing of N 00° 11' 46" E along the centerline of Township Highway 96 a distance of 833.71 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by Jeffrey L. Thiel, et ux and being the **POINT OF BEGINNING**, passing a set MAG nail a distance of 663.71 feet;

thence continuing N 00° 11' 46" E along said centerline a distance of 39.00 feet to a set MAG nail;

thence S 89° 48' 14" E a distance of 192.00 feet to a set iron rod, passing a set iron rod a distance 30.00 feet;

thence S 00° 11' 46" W a distance of 209.00 feet to a set iron rod;

thence N 89° 48' 14" W a distance of 30.00 feet to a set iron rod marking the southeast corner of said Thiel parcel;

thence N 00° 11' 46" E along the east line of said Thiel parcel a distance of 170.00 feet to a set iron rod marking the northeast corner of said parcel;

thence N 89° 48' 14" W a distance of 162.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 132.00 feet.

Containing in all 0.289 acre of land, more or less, of which 0.027 acre, more or less, is currently contained within the right-of-way of Township Highway 96. 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 July, 1999.

Prior Deed Reference – Volume 136, Page 323

99140-S (244)

6

KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 0.921 ACRE PARCEL
FOR JEFFREY L. THIEL**

Being a parcel of land situated in part of the Northwest Quarter of Section 5, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the West Quarter Post of said Section 5;

thence on an assumed bearing of N 00° 11' 46" E along the centerline of Township Highway 96 a distance of 663.71 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence continuing N 00° 11' 46" E along said centerline a distance of 209.00 feet to a set MAG nail, passing a set MAG nail a distance of 170.00 feet;

thence S 89° 48' 14" E a distance of 192.00 feet to a set iron rod, passing a set iron rod a distance 30.00 feet;

thence S 00° 11' 46" W a distance of 209.00 feet to a set iron rod;

thence N 89° 48' 14" W a distance of 192.00 feet to the **POINT OF BEGINNING**, passing two set iron rods a distance of 30.00 feet and 172.00 feet respectively.

Containing in all 0.921 acre of land, more or less, of which 0.105 acre, more or less, is currently contained within the right-of-way of Township Highway 96. 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 July, 1999.

Prior Deed Reference – Volume 136, Page 323
Volume 207, Page 149

99140-S (244)

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**LEGAL DESCRIPTION OF A 32.912 ACRE PARCEL
FOR GARY AND JAY McCREARY**

Being a parcel of land situated in part of the Southwest Quarter of Section 25, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the Center of said Section 25 being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 89° 57' 27" E a distance of 9.88 feet;

thence on an assumed bearing of S 00° 05' 41" W along the north-south half section line a distance of 1052.21 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by N. Taylor, L. E. et al;

thence S 89° 50' 11" W along the north line of said Taylor parcel a distance of 1358.47 feet to a set iron rod on the east line of a parcel of land currently owned by The Cheryl Bowman Living Trust marking the northwest corner of said Taylor parcel;

thence N 00° 08' 37" W along the east line of said Bowman Trust parcel a distance of 1055.08 feet to a set iron rod on the east-west half section line marking the northeast corner of said Bowman Trust parcel;

thence N 89° 57' 27" E along said half section line a distance of 1362.85 feet to the **POINT OF BEGINNING**.

Containing in all 32.912 acres of land, more or less, 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 May, 2006.

Prior Deed Reference – Volume 103, Page 430.

06027-S1

Tract 1

(TRACT 1) (32.912 A)

REFERENCE SURVEY VOL. D
PAGE 798 IN THE TAX MAP OFFICE

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 32.912 ACRE PARCEL
FOR GARY AND JAY McCREARY**

Being a parcel of land situated in part of the Southwest Quarter of Section 25, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows.

Commencing at a point marking the Center of said Section 25, referenced by a set iron rod situated N 89° 57' 27" E a distance of 9.88 feet;

thence on an assumed bearing of S 00° 05' 41" W along the north-south half section line a distance of 1052.21 feet to a set iron rod marking the southeast corner of a parcel of land currently owned by M. Taylor-McCreary and being the **POINT OF BEGINNING**;

thence continuing S 00° 05' 41" W along the north-south half section line a distance of 1057.06 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by R. Sheaffer, et ux;

thence S 89° 50' 11" W along the north line of said Sheaffer parcel a distance of 1354.07 feet to a set iron rod on the east line of a parcel of land currently owned by T & M Farms marking the northwest corner of said Sheaffer parcel;

thence N 00° 08' 37" W along the east line of said T & M Farms parcel and the east line of a parcel of land currently owned by The Cheryl Bowman Living Trust a distance of 1057.05 feet to a set iron rod marking the southwest corner of the aforementioned Taylor-McCreary parcel;

thence N 89° 50' 11" E along the south line of said Taylor-McCreary parcel a distance of 1358.47 feet to the **POINT OF BEGINNING**.

Containing in all 32.912 acres of land, more or less, 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 May, 2006.

Prior Deed Reference – Volume 103, Page 430.

06027-S1

Tract 2

(TRACT 2) (32.912 A)
REFERENCE SURVEY VOL. D
PAGE 298 IN THE TAX MAP OFFICE