

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

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**LEGAL DESCRIPTION OF A 2.000 ACRE PARCEL  
FOR THE ESTATE OF GUY OSBORN**

Being a parcel of land situated in part of the Southeast Quarter of Section 1, T-1-S,  
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the centerline of County  
Highway 37 and the south line of said Section 1;

thence on an assumed bearing of N 25° 18' 35" E along said centerline a distance of  
703.63 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence continuing N 25° 18' 35" E along said centerline a distance of 276.25 feet to a  
found iron rod, passing a set iron rod a distance of 92.97 feet;

thence N 41° 46' 40" E along said centerline a distance of 210.40 feet to a set iron rod,  
passing a set iron rod a distance of 182.42 feet;

thence S 28° 28' 05" E a distance of 357.00 feet to a set iron rod;

thence S 61° 31' 55" W a distance of 61.22 feet to a set iron rod;

thence S 80° 21' 46" W a distance of 379.99 feet to the **POINT OF BEGINNING**.

Containing in all 2.000 acres of land more or less, of which 0.321 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 September, 2000.

Prior Deed Reference – O.R. Volume 1, Page 499.

00161-S (219)

( 2.00 A )

**KOEHLER SURVEYING  
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**LEGAL DESCRIPTION OF A 0.963 ACRE PARCEL  
FOR THE ESTATE OF GUY OSBORN**

Being a parcel of land situated in part of the Southeast Quarter of Section 1, T-1-S,  
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the centerline of County  
Highway 37 and the south line of said Section 1;

thence on an assumed bearing of N 25° 18' 35" E along said centerline a distance of  
703.63 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence continuing N 25° 18' 35" E along said centerline a distance of 92.97 feet to a set  
iron rod marking the southwest corner of a parcel of land currently owned by Guy R.  
Osborn, et ux;

thence S 88° 08' 25" E along the south line of said Osborn parcel a distance of 175.00  
feet to a set iron rod marking the southeast corner of said Osborn parcel;

thence N 32° 12' 27" E along the east line of said Osborn parcel a distance of 189.00 feet  
to a set iron rod marking the northeast corner of said Osborn parcel;

thence N 27° 11' 13" W along the easterly line of said Osborn parcel a distance of 165.80  
feet to a set iron rod on the centerline of County Highway 37 marking the northwest  
corner of said Osborn parcel;

thence N 41° 46' 40" E along said centerline a distance of 27.98 feet to a set iron rod;

thence S 28° 28' 05" E a distance of 357.00 feet to a set iron rod;

thence S 61° 31' 55" W a distance of 61.22 feet to a set iron rod;

thence S 80° 21' 46" W a distance of 379.99 feet to the **POINT OF BEGINNING**.

Containing in all 0.963 acre of land, more or less, of which 0.082 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.

(0.963 A)

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 September, 2000.

Prior Deed Reference – O.R. Volume 1, Page 499.

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