

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

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LEGAL DESCRIPTION OF A 0.731 ACRE PARCEL  
FOR THE ESTATE OF ELIZABETH SCHRADER

Being a parcel of land situated in part of Jury's Addition to the Village of Wyandot, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the southwest corner of Section 34, T-3-S, R-15-E, Antrim Township;

thence on an assumed bearing of N 02° 48' 30" W along the centerline of State Route 231 a distance of 1419.81 feet to a found railroad spike on the centerline of Wyandot Street, referenced by a set iron rod situated N 51° 59' 45" E a distance of 40.53 feet;

thence S 73° 30' 00" E along said centerline a distance of 834.10 feet to a set MAG nail;

thence N 21° 29' 42" E a distance of 33.13 feet to a set iron rod on the north right-of-way line of Wyandot Street marking a southeasterly corner of a parcel of land currently owned by Honey Creek Provisions Company and being the **POINT OF BEGINNING**, passing a found iron pipe a distance of 32.97 feet;

thence continuing N 21° 29' 42" E along a line of said Honey Creek Provisions Company parcel a distance of 152.62 feet to a point marking a corner of said Honey Creek Provisions Company, referenced by a set iron rod situated S 15° 54' 16" E a distance of 3.46 feet and a found iron pipe situated S 73° 17' 18" E a distance of 59.50 feet;

thence S 73° 17' 18" E a distance of 209.50 feet to a point on the west line of a parcel of land currently owned by Herbert F. McCartney, passing a found iron pipe a distance of 59.50 feet;

thence S 21° 15' 02" W along said line a distance of 151.79 feet to a set iron rod on the north right-of-way line of Wyandot Street marking a corner of said McCartney parcel, passing a set iron rod a distance of 1.00 foot;

thence N 73° 30' 00" W along said right-of-way line a distance of 210.22 feet to the **POINT OF BEGINNING**.

Containing in all 0.731 acre 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.

REFERENCE SURVEY VOL. C  
PAGE 587 IN THE TAX MAP OFFICE

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in January, 2002.

Prior Deed Reference – Volume 165, Page 58.

01231-S (238)

Parcel #1

KOEHLER SURVEYING  
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**LEGAL DESCRIPTION OF A 0.113 ACRE PARCEL  
FOR THE ESTATE OF ELIZABETH SCHRADER**

Being a parcel of land situated in part of Jury's Addition to the Village of Wyandot, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the southwest corner of Section 34, T-3-S, R-15-E, Antrim Township;

thence on an assumed bearing of N 02° 48' 30" W along the centerline of State Route 231 a distance of 1419.81 feet to a found railroad spike on the centerline of Wyandot Street, referenced by a set iron rod situated N 51° 59' 45" E a distance of 40.53 feet;

thence S 73° 30' 00" E along said centerline a distance of 834.10 feet to a set MAG nail;

thence N 21° 29' 42" E along the east line of Honey Creek Provision Company passing a found iron pipe a distance of 32.97 feet and a set iron rod a distance of 33.13 feet, a total distance of 218.19 feet to a point, referenced by the next mentioned set iron rod;

thence S 73° 30' 00" E a distance of 58.86 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence continuing S 73° 30' 00" E a distance of 150.56 feet to a set iron rod;

thence S 21° 15' 02" W a distance of 33.21 feet to a point, referenced by a set iron rod situated S 21° 15' 02" W a distance of 1.00 foot;

thence N 73° 17' 18" W a distance of 150.00 feet to a found iron pipe;

thence N 20° 20' 49" E a distance of 32.61 feet to the **POINT OF BEGINNING**.

Containing in all 0.113 acre 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 January and March, 2002.

Prior Deed Reference – Volume 165, Page 58.

01231-S (238)  
Parcel #3

REFERENCE SURVEY VOL. 165  
PAGE 58 IN THE TAX MAP OFFICE

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**LEGAL DESCRIPTION OF A 0.113 ACRE PARCEL  
FOR THE ESTATE OF ELIZABETH SCHRADER**

Being a parcel of land situated in part of Jury's Addition to the Village of Wyandot, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the southwest corner of Section 34, T-3-S, R-15-E, Antrim Township;

thence on an assumed bearing of N 02° 48' 30" W along the centerline of State Route 231 a distance of 1419.81 feet to a found railroad spike on the centerline of Wyandot Street, referenced by a set iron rod situated N 51° 59' 45" E a distance of 40.53 feet;

thence S 73° 30' 00" E along said centerline a distance of 834.10 feet to a set MAG nail;

thence N 21° 29' 42" E along the east line of Honey Creek Provision Company passing a found iron pipe a distance of 32.97 feet and a set iron rod a distance of 33.13 feet, a total distance of 218.19 feet to a point, referenced by the next mentioned set iron rod;

thence S 73° 30' 00" E a distance of 58.86 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence continuing S 73° 30' 00" E a distance of 150.56 feet to a set iron rod;

thence S 21° 15' 02" W a distance of 33.21 feet to a point, referenced by a set iron rod situated S 21° 15' 02" W a distance of 1.00 foot;

thence N 73° 17' 18" W a distance of 150.00 feet to a found iron pipe;

thence N 20° 20' 49" E a distance of 32.61 feet to the **POINT OF BEGINNING**.

Containing in all 0.113 acre 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 January and March, 2002.

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01231-S (238)  
Parcel #3

REFERENCE SURVEY VOL. 165  
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**LEGAL DESCRIPTION OF A 0.044 ACRE PARCEL  
FOR THE ESTATE OF ELIZABETH SCHRADER**

Being a parcel of land situated in part of Jury's Addition to the Village of Wyandot, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the southwest corner of Section 34, T-3-S, R-15-E, Antrim Township;

thence on an assumed bearing of N 02° 48' 30" W along the centerline of State Route 231 a distance of 1419.81 feet to a found railroad spike on the centerline of Wyandot Street, referenced by a set iron rod situated N 51° 59' 45" E a distance of 40.53 feet;

thence S 73° 30' 00" E along said centerline a distance of 834.10 feet to a set MAG nail;

thence N 21° 29' 42" E passing a found iron pipe a distance of 32.97 feet and a set iron rod a distance of 33.13 feet, a total distance of 185.75 feet to a point and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 15° 54' 16" E a distance of 3.46 feet and a found iron pipe situated S 73° 17' 18" E a distance of 59.50 feet;

thence continuing N 21° 29' 42" E a distance of 32.44 feet to a point referenced by the next mentioned set iron rod;

thence S 73° 30' 00" E a distance of 58.86 feet to a set iron rod;

thence S 20° 20' 49" W a distance of 32.61 feet to a found iron pipe;

thence N 73° 17' 18" W a distance of 59.50 feet to the **POINT OF BEGINNING**.

Containing in all 0.044 acre 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 January and March, 2002.

Prior Deed Reference – Volume 165, Page 58.

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Parcel #2

REFERENCE SURVEY VOL. C  
PAGE 587 IN THE TAX MAP OFFICE

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**LEGAL DESCRIPTION OF A 0.044 ACRE PARCEL  
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thence S 73° 30' 00" E along said centerline a distance of 834.10 feet to a set MAG nail;

thence N 21° 29' 42" E passing a found iron pipe a distance of 32.97 feet and a set iron rod a distance of 33.13 feet, a total distance of 185.75 feet to a point and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 15° 54' 16" E a distance of 3.46 feet and a found iron pipe situated S 73° 17' 18" E a distance of 59.50 feet;

thence continuing N 21° 29' 42" E a distance of 32.44 feet to a point referenced by the next mentioned set iron rod;

thence S 73° 30' 00" E a distance of 58.86 feet to a set iron rod;

thence S 20° 20' 49" W a distance of 32.61 feet to a found iron pipe;

thence N 73° 17' 18" W a distance of 59.50 feet to the **POINT OF BEGINNING**.

Containing in all 0.044 acre of land, more or less, being subject to all legal highways and easements of record.

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thence continuing N 21° 29' 42" E along a line of said Honey Creek Provisions Company parcel a distance of 152.62 feet to a point marking a corner of said Honey Creek Provisions Company, referenced by a set iron rod situated S 15° 54' 16" E a distance of 3.46 feet and a found iron pipe situated S 73° 17' 18" E a distance of 59.50 feet;

thence S 73° 17' 18" E a distance of 209.50 feet to a point on the west line of a parcel of land currently owned by Herbert F. McCartney, passing a found iron pipe a distance of 59.50 feet;

thence S 21° 15' 02" W along said line a distance of 151.79 feet to a set iron rod on the north right-of-way line of Wyandot Street marking a corner of said McCartney parcel, passing a set iron rod a distance of 1.00 foot;

thence N 73° 30' 00" W along said right-of-way line a distance of 210.22 feet to the **POINT OF BEGINNING**.

Containing in all 0.731 acre of land, more or less, being subject to all legal highways and easements of record.

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