

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

**LEGAL DESCRIPTION OF A 28.952 ACRE PARCEL
FOR GRANT YEATER**

Being a parcel of land situated in part of the Northeast Quarter of Section 4, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast corner of said Section 4 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 31' 05" E along the east line of said Section 4 a distance of 1322.86 feet to a wood post marking the northeast corner of a parcel of land currently owned by A. J. Shaffer, passing a set iron rod a distance of 1320.86 feet, said wood post also referenced by a found $\frac{1}{2}$ " diameter iron rod with "Peterman" cap situated S 00° 31' 05" E a distance of 0.61 feet;

thence S 89° 27' 57" W along the north line of said Shaffer parcel a distance of 873.45 feet to a point on or near the centerline of an open ditch, referenced by a set iron rod situated N 54° 37' 04" E a distance of 29.22 feet;

thence N 00° 57' 17" W on or near the centerline of said open ditch a distance of 759.16 feet to a point, referenced by a set iron rod situated S 90° 00' 00" E a distance of 12.00 feet;

thence N 51° 08' 24" W on or near the centerline of said open ditch a distance of 93.44 feet to a point referenced by a set iron rod situated S 90° 00' 00" E a distance of 22.00 feet;

thence N 26° 36' 54" W on or near the centerline of said open ditch a distance of 560.42 feet to a set MAG nail on the centerline of County Highway 4, referenced by a set iron rod situated S 56° 41' 21" E a distance of 53.79 feet;

thence N 89° 24' 53" E along said centerline a distance of 1197.98 feet to the **POINT OF BEGINNING**.

Containing in all 28.952 acres of land, more or less, of which 0.820 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 December, 2002.

Prior Deed Reference – Volume 214, Page 562.
02202-S (245) parcel #1

REFERENCE SURVEY VOL. C
PAGE 672 IN THE TAX MAP OFFICE
(PARCEL 1)(28.952 A)

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**LEGAL DESCRIPTION OF A 5.732 ACRE PARCEL
FOR GRANT YEATER**

Being a parcel of land situated in part of the Northeast Quarter of Section 4, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section 4 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 24' 53" E along the centerline of County Highway 4 a distance of 659.19 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by P. D. Davidson, et ux;

thence S 00° 38' 15" E along the west line of said Davidson parcel a distance of 377.59 feet to a found iron pipe marking the southwest corner of said Davidson parcel, passing a found railroad spike a distance of 1.74 feet and a set iron rod a distance of 30.00 feet;

thence S 89° 24' 53" W a distance of 663.38 feet to a set MAG nail on the centerline of Township Highway 79, passing a set iron rod a distance of 633.38 feet;

thence N 00° 00' 02" W along said centerline a distance of 377.61 feet to the **POINT OF BEGINNING**.

Containing in all 5.732 acres of land, more or less, of which 0.693 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 December, 2002.

Prior Deed Reference – Volume 214, Page 562.

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parcel #3

(PARCEL 3)(S. 732 A)
REFERENCE SURVEY VOL. C
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KOEHLER SURVEYING
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388

LEGAL DESCRIPTION OF A 40.764 ACRE PARCEL
FOR GRANT YEATER

Being a parcel of land situated in part of the Northeast Quarter of Section 4, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section 4;

thence on an assumed bearing of S 00° 00' 02" E along the centerline of Township Highway 79 a distance of 377.61 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence N 89° 24' 53" E a distance of 663.38 feet to a found iron pipe marking the southwest corner of a parcel of land currently owned by P. D. Davidson, et ux, passing a set iron rod a distance of 30.00 feet;

thence N 89° 22' 47" E along the south line of said Davidson parcel a distance of 348.00 feet to a set iron rod marking the southeast corner of said Davidson parcel;

thence N 00° 38' 15" W along the east line of said Davidson parcel a distance of 377.38 feet to a set MAG nail on the centerline of County Highway 4 marking the northeast corner of said Davidson parcel, passing a set iron rod a distance of 347.38 feet;

thence N 89° 24' 53" E along said centerline a distance of 374.81 feet to a set MAG nail on or near the centerline of an open ditch, referenced by a set iron rod situated S 56° 41' 21" E a distance of 53.79 feet;

thence S 26° 36' 54" E on or near the centerline of said open ditch a distance of 560.42 feet to point, referenced by a set iron rod situated S 90° 00' 00" E a distance of 22.00 feet;

thence S 51° 08' 24" E on or near the centerline of said open ditch a distance of 93.44 feet to a point referenced by a set iron rod situated S 90° 00' 00" E a distance of 12.00 feet;

thence S 00° 57' 17" E on or near the centerline of said open ditch a distance of 759.16 feet to a point on the north line of a parcel of land currently owned by A. J. Shaffer, referenced by a set iron rod situated N 54° 37' 04" E a distance of 29.22 feet;

thence S 89° 27' 57" W along the north line of said Shaffer a distance of 1718.46 feet to a set MAG nail on the centerline of Township Highway 79 marking the northwest corner of said Shaffer parcel, passing a set iron rod a distance of 1688.46 feet;

(PARCEL 2)
(40.764 A)

REFERENCE SURVEY VOL. C
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thence N 00° 00' 02" W along said centerline a distance of 943.02 feet to the **POINT OF BEGINNING**.

Containing in all 40.764 acres of land, more or less, of which 0.650 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 December, 2002.

Prior Deed Reference – Volume 214, Page 562.

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parcel #2