

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

**LEGAL DESCRIPTION OF A 2.399 ACRE PARCEL
FOR SCHMIDT MACHINE COMPANY**

Being a parcel of land situated in part of the Northeast Quarter of Section 11, T-2-S, R-13-E, Salem 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 11;

thence on an assumed bearing of S 88° 53' 23" E along the centerline of County Highway 42 a distance of 570.96 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set drill hole in concrete situated S 64° 18' 39" E a distance of 94.08 feet;

thence continuing S 88° 53' 23" E along said centerline a distance of 286.93 feet to a set iron rod;

thence S 23° 04' 23" E a distance of 460.14 feet to a set iron rod on the northwesterly line of a parcel of land currently owned by H. McGowan;

thence S 46° 06' 37" W along said line a distance of 115.96 feet to a set MAG nail on the centerline of Sandusky Avenue, passing a set iron rod a distance of 55.97 feet;

thence N 45° 12' 38" W along said centerline a distance of 166.54 feet to a set MAG nail referenced by a set iron rod situated N 41° 26' 49" E a distance of 62.17 feet;

thence N 34° 06' 27" W continuing along said centerline a distance of 473.38 feet to the **POINT OF BEGINNING**.

Containing in all 2.399 acres of land, more or less, of which 0.698 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 February, 2006.

Prior Deed Reference – Vol. 166, Pg. 165; Vol. 180, Pg. 740; Vol. 199, Pg. 641; Vol. 200, Pg. 327; Vol. 213, Pg. 138; Vol. 215, Pg. 008; OR Vol. 138, Pg. 1038.

06010-S Tract 1

REFERENCE SURVEY VOL. C
PAGE 975 IN THE TAX MAP OFFICE
TRACT 1 2.399 AC.

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

**LEGAL DESCRIPTION OF A 3.649 ACRE PARCEL
FOR SCHMIDT MACHINE COMPANY**

Being a parcel of land situated in part of the Northeast Quarter of Section 11, T-2-S, R-13-E, Salem 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 11;

thence on an assumed bearing of S 88° 53' 23" E along the centerline of County Highway 42 a distance of 857.89 feet to a set iron rod and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 570.96 feet;

thence continuing S 88° 53' 23" E along said centerline a distance of 482.71 feet to a point marking the northwest corner of a parcel of land currently owned by F. Derr, referenced by a found iron pipe situated S 73° 32' 22" W a distance of 0.57 feet;

thence S 00° 01' 12" W a distance of 400.00 feet to a set iron rod marking the northeasterly corner of a parcel of land currently owned by H. McGowan;

thence N 88° 53' 23" W along a northerly line of said McGowan parcel a distance of 282.00 feet to a set iron rod marking a northerly corner of said parcel;

thence S 46° 06' 37" W along a northwesterly line of said McGowan parcel a distance of 28.04 feet to a set iron rod;

thence N 23° 04' 23" W a distance of 460.14 feet to the **POINT OF BEGINNING**.

Containing in all 3.649 acres of land, more or less, of which 0.201 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 February, 2006.

Prior Deed Reference – Volume 166, Page 165.

06010-S

Tract 2

REFERENCE SURVEY VOL. C
PAGE 975 IN THE TAX MAP OFFICE

TRACT 2
3.649 AC.