

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

LEGAL DESCRIPTION OF A 3.873 ACRE PARCEL
FOR BUD & POLLY ROBERTS

Being a parcel of land situated in part of the Southwest Quarter of Section 35, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the centerlines of State Route 67 and County Highway 39, referenced by a found iron rod situated S 26° 24' 03" E a distance of 22.26 feet;

thence on an assumed bearing of N 37° 16' 18" E along the centerline of State Route 67, passing a found railroad spike a distance of 4.96 feet, a total distance of 478.17 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a found iron rod situated S 57° 11' 55" E a distance of 30.09 feet;

thence continuing N 37° 16' 18" E along the centerline of State Route 67 a distance of 493.07 feet to a set MAG nail marking the southwesterly corner of a parcel of land currently owned by T. W. Spangler, et ux, passing a set MAG nail a distance of 241.06 feet;

thence S 52° 42' 03" E along the south line of said Spangler parcel a distance of 242.75 feet to a found wood post located on the west line of a parcel of land currently owned by B. Tschannen, et al, marking a corner of said Spangler parcel, passing 2 set iron rods for reference a distance of 30.00 feet and 237.75 feet respectively;

thence S 11° 54' 42" W along the west line of said Tschannen parcel a distance of 505.78 feet to a set iron rod, passing a set iron rod a distance of 278.95 feet;

thence N 57° 11' 55" W a distance of 460.78 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 430.69 feet.

Containing in all 3.873 acres of land, more or less, of which 0.338 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.

REFERENCE SURVEY VOL. 2
PAGE 1094 IN THE TAX MAP OFFICE

"TRACTS 2 & 3

"COMBINED"

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 August, 2007.

Prior Deed Reference – Volume 208, Page 107.

07114-S

Tracts 2 & 3 Combined

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

**LEGAL DESCRIPTION OF A 1.750 ACRE PARCEL
FOR BUD & POLLY ROBERTS**

Being a parcel of land situated in part of the Southwest Quarter of Section 35, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the centerlines of State Route 67 and County Highway 39, referenced by a found iron rod situated S 26° 24' 03" E a distance of 22.26 feet;

thence on an assumed bearing of N 37° 16' 18" E along the centerline of State Route 67, passing a found railroad spike a distance of 4.96 feet and a set MAG nail a distance of 478.17 feet, a total distance of 719.23 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a found iron rod situated S 52° 42' 03" E a distance of 30.00 feet;

thence continuing N 37° 16' 18" E along the centerline of State Route 67 a distance of 252.01 feet to a set MAG nail marking the southwesterly corner of a parcel of land currently owned by T. W. Spitler, et ux;

thence S 52° 42' 03" E along the south line of said Spitler parcel a distance of 242.75 feet to a found wood post located on the west line of a parcel of land currently owned by B. Tschanen, et al, marking a corner of said Spitler parcel, passing 2 set iron rods for reference a distance of 30.00 feet and 237.75 feet respectively;

thence S 11° 54' 42" W along the west line of said Tschanen parcel a distance of 278.95 feet to a set iron rod;

thence N 52° 42' 03" W a distance of 362.22 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 332.22 feet.

Containing in all 1.750 acres of land, more or less, of which 0.173 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 August, 2007.

Prior Deed Reference - Volume 208, Page 107.

07114-S Tract 3

REFERENCE SURVEY VOL. C
PAGE 1094 IN THE TAX MAP OFFICE

TRACT #3

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

**LEGAL DESCRIPTION OF A 2.123 ACRE PARCEL
FOR BUD & POLLY ROBERTS**

Being a parcel of land situated in part of the Southwest Quarter of Section 35, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the centerlines of State Route 67 and County Highway 39, referenced by a found iron rod situated S 26° 24' 03" E a distance of 22.26 feet;

thence on an assumed bearing of N 37° 16' 18" E along the centerline of State Route 67, passing a found railroad spike a distance of 4.96 feet, a total distance of 478.17 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a found iron rod situated S 57° 11' 55" E a distance of 30.09 feet;

thence continuing N 37° 16' 18" E along the centerline of State Route 67 a distance of 241.06 feet to a set MAG nail;

thence S 52° 42' 03" E a distance of 362.22 feet to a set iron rod on the west line of a parcel of land currently owned by B. Tschanen, et al, passing a set iron rod for reference a distance of 30.00 feet;

thence S 11° 54' 42" W along the west line of said Tschanen parcel a distance of 226.83 feet to a set iron rod;

thence N 57° 11' 55" W a distance of 460.78 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 430.69 feet.

Containing in all 2.123 acres of land, more or less, of which 0.165 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 August, 2007.

Prior Deed Reference—Volume 208, Page 107.

07114-S
Tract 2

REFERENCE SURVEY VOL. 2
PAGE 1094 IN THE TAX MAP OFFICE

TRACT #2