

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

LEGAL DESCRIPTION OF A 81.076 ACRE PARCEL  
FOR THE ESTATE OF IRENE MASTERS

Being a parcel of land situated in part of the Northwest Quarter of Section 12, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box on the centerline of County Highway 57 marking the North Quarter Post of said Section 12 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 18' 36" W along the north-south half section line a distance of 2644.97 feet to a set iron rod marking the center of said Section 12;

thence N 89° 33' 20" W along the east-west half section line a distance of 1362.00 feet to a set iron rod marking the southeast corner of a parcel of land currently owned by J. Castanien, et ux, passing a set iron rod a distance of 681.00 feet;

thence N 00° 18' 09" E along the east line of said Castanien parcel and the east line of parcels of land currently owned by C. J. Farrell, et ux, and M. Hannum a distance of 2645.18 feet to a set MAG nail on the centerline of County Highway 57 marking the northeast corner of said Hannum parcel, passing a set iron rod a distance of 2615.18 feet;

thence S 89° 32' 49" E along said centerline a distance of 120.00 feet to a found MAG nail;

thence S 00° 27' 11" W a distance of 356.70 feet to a found iron rod, passing a found iron rod a distance of 30.00 feet;

thence S 89° 32' 49" E a distance of 200.00 feet to a found iron rod;

thence N 00° 27' 11" E a distance of 356.70 feet to a found MAG nail on the centerline of County Highway 57, passing a found iron rod a distance of 326.70 feet;

thence S 89° 32' 49" E along said centerline a distance of 1042.34 feet to the **POINT OF BEGINNING**, passing a set MAG nail a distance of 1042.34 feet.

Containing in all 81.076 acres of land, more or less, of which 0.800 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.

(COMBINATION  
TRACT)

REFERENCE SURVEY VOL C  
PAGE 1095 IN THE TAX MAP OFFICE

(81.076 A)

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in September, 2007.

Prior Deed Reference - Volume 206, Page 902.

07120-S

**Combination**

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

---

**LEGAL DESCRIPTION OF A 39.720 ACRE PARCEL  
FOR THE ESTATE OF IRENE MASTERS**

Being a parcel of land situated in part of the Northwest Quarter of Section 12, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box on the centerline of County Highway 57 marking the North Quarter Post of said Section 12;

thence on an assumed bearing of N 89° 32' 49" W along said centerline a distance of 681.17 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence S 00° 18' 23" W a distance of 2645.08 feet to a set iron rod on the east-west half section line, passing a set iron rod a distance of 30.00 feet;

thence N 89° 33' 20" W along the east-west half section line a distance of 681.00 feet to a set iron rod marking the southeast corner of a parcel of land currently owned by J. Castanien, et ux;

thence N 00° 18' 09" E along the east line of said Castanien parcel and the east line of parcels of land currently owned by C. J. Farrell, et ux, and M. Hannum a distance of 2645.18 feet to a set MAG nail on the centerline of County Highway 57 marking the northeast corner of said Hannum parcel, passing a set iron rod a distance of 2615.18 feet;

thence S 89° 32' 49" E along said centerline a distance of 120.00 feet to a found MAG nail;

thence S 00° 27' 11" W a distance of 356.70 feet to a found iron rod, passing a found iron rod a distance of 30.00 feet;

thence S 89° 32' 49" E a distance of 200.00 feet to a found iron rod;

thence N 00° 27' 11" E a distance of 356.70 feet to a found MAG nail on the centerline of County Highway 57, passing a found iron rod a distance of 326.70 feet;

thence S 89° 32' 49" E along said centerline a distance of 361.17 feet to the **POINT OF BEGINNING**.

Containing in all 39.720 acres of land, more or less, of which 0.331 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.

(TRACT 2) (39.720 A)

Bearings are assumed and are for angular measurement only.

REFERENCE SURVEY VOL. C  
PAGE 1095 IN THE TAX MAP OFFICE

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, 2007.

Prior Deed Reference – Volume 206, Page 902.

07120-S

## Tract 2

John Steele

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

---

**LEGAL DESCRIPTION OF A 41.356 ACRE PARCEL  
FOR THE ESTATE OF IRENE MASTERS**

Being a parcel of land situated in part of the Northwest Quarter of Section 12, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box on the centerline of County Highway 57 marking the North Quarter Post of said Section 12 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S  $00^{\circ} 18' 36''$  W along the north-south half section line a distance of 2644.97 feet to a set iron rod marking the center of said Section 12;

thence N  $89^{\circ} 33' 20''$  W along the east-west half section line a distance of 681.00 feet to a set iron rod;

thence N  $00^{\circ} 18' 23''$  E a distance of 2645.08 feet to a set MAG nail on the centerline of County Highway 57, passing a set iron rod a distance of 2615.08 feet;

thence S  $89^{\circ} 32' 49''$  E along said centerline a distance of 681.17 feet to the **POINT OF BEGINNING**.

Containing in all 41.356 acres of land, more or less, of which 0.469 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.

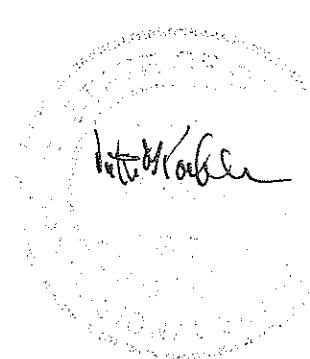
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in September, 2007.

Prior Deed Reference – Volume 206, Page 902.

07120-S

**Tract 1**



(TRACT 1) (41.356A)

REFERENCE SURVEY VOL. C  
PAGE 1095 IN THE TAX MAP OFFICE