

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

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LEGAL DESCRIPTION OF A 69.049 ACRE PARCEL  
FOR V. BROWN, TRUSTEE

Being a parcel of land situated in part of the Northwest and Southwest Quarters of Section 31, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking marking the Northeast Corner of the Southeast Quarter of the Northwest Quarter of said Section 31;

thence on an assumed bearing of S 00° 05' 14" E along the north-south half section line a distance of 526.36 feet to a set iron rod and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 20.00 feet;

thence continuing S 00° 05' 14" E along said half section line a distance of 2168.59 feet to a set iron rod on the north line of the south half of said southwest quarter marking the northeast corner of a parcel of land currently owned by R. Whisler, et al;

thence S 89° 30' 50" W along said line a distance of 1257.80 feet to a set iron rod on the east line of the west half of said southwest quarter;

thence N 00° 02' 20" E along said line a distance of 1371.86 feet to a set iron rod on the east west half section line;

thence S 89° 32' 46" W along said half section line a distance of 599.71 feet to a set iron rod on the east line of a parcel of land currently owned by New York Central Lines, LLC;

thence N 34° 02' 15" E along said New York Central Lines, LLC. parcel a distance of 970.04 feet to a set iron rod marking the southwest corner of a parcel of land currently owned by D. Shane, et ux;

thence N 89° 38' 12" E along said Shane parcel a distance of 1007.88 feet to a found iron rod marking a corner of said parcel;

thence N 00° 11' 57" W along said Shane parcel a distance of 526.35 feet to a set iron rod on the north line of the southeast quarter of the northwest quarter, passing a set iron rod a distance of 506.35 feet;

thence N 89° 38' 12" E along said line a distance of 40.00 feet to a set iron rod;

thence S 00° 11' 57" E a distance of 526.35 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 89° 38' 12" E a distance of 262.39 feet to the **POINT OF BEGINNING**.

Containing in all 69.049 acres of land, more or less, of which 0.018 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 March/April, 2015.

Prior Deed Reference – OR Volume 129, Page 742.

14169-S Tract 2



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LEGAL DESCRIPTION OF A 3.177 ACRE PARCEL  
FOR V. BROWN, TRUSTEE

Being a parcel of land situated in part of the Northwest Quarter of Section 31, T-1-S,  
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the Northeast Corner of the Southeast Quarter of  
the Northwest Quarter of said Section 31 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 05' 14" E along the north-south half section line a  
distance of 526.36 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 89° 38' 12" W a distance of 262.39 feet to a set iron rod;

thence N 00° 11' 57" W a distance of 526.35 feet to a set iron rod on the north line of the  
southeast quarter of the northwest quarter, passing a set iron rod a distance of 506.35 feet;

thence N 89° 38' 12" E along said line a distance of 263.42 feet to the **POINT OF  
BEGINNING**.

Containing in all 3.177 acres of land, more or less, of which 0.121 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 March/April, 2015.

Prior Deed Reference – OR Volume 129, Page 742.

14169-S Tract 1

REFERENCE SURVEY VOL.   C    
PAGE   1561   IN THE TAX MAP OFFICE

(TRACT 1)

