

**VICTOR B. KOEHLER, P.S.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**

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**LEGAL DESCRIPTION OF A 10.553 ACRE  
PARCEL FOR THE CHARLES R. FREY ESTATE**

Being a parcel of land situated in part of the southeast quarter of section 7,  
T-3-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as  
follows:

Commencing at a found P-K nail marking the intersection of the centerline of  
State Route 67 and the easterly property line of Consolidated Railway (fka:  
Chesapeake & Ohio Railroad) and being the POINT OF BEGINNING;

thence along the easterly property line of said railway on a curve to the  
right a distance of 989.61 feet to a set iron rod, passing a set iron rod a  
distance of 34.61 feet, said curve having a radius of 22708.36 feet and a  
chord length of 989.53 feet which bears N 14° 38' 14" W;

thence N 89° 15' 36" E, a distance of 869.69 feet to a set P-K nail on the  
centerline of State Route 67;

thence S 27° 38' 37" W along said centerline, a distance of 612.07 feet to a  
set P-K nail;

thence continuing along said centerline on a curve to the right a distance of  
397.47 feet to a set P-K nail, said curve having a chord length of 396.08 feet  
which bears S 35° 56' 51" W,

thence S 44° 15' 06" W along said centerline, a distance of 147.70 feet to the  
POINT OF BEGINNING.

Containing in all 10.553 acres of land, more or less, subject to all legal  
highways and easements of record.

Bearings are assumed for angular measurements only.

This legal description is based upon a survey performed by Victor B. Koehler,  
P.S., #7457, in April, 1996.

96026-S  
(046)  
parcel #2

**VICTOR B. KOEHLER, P.S.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**

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**LEGAL DESCRIPTION OF A 34.483 ACRE  
PARCEL FOR THE CHARLES R. FREY ESTATE**

Being a parcel of land situated in part of the southeast quarter of section 7,  
T-3-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as  
follows:

Commencing at a found iron rod at the southeast corner of the northwest  
quarter of the southeast quarter;

thence S 89° 17' 27" W, a distance of 554.01 feet to a found iron rod and  
being the POINT OF BEGINNING;

thence continuing S 89° 17' 27" W, a distance of 771.04 feet to a set iron  
rod;

thence N 00° 49' 50" W, a distance of 1324.90 feet to a set iron rod;

thence N 89° 15' 36" E, a distance of 1070.58 feet to a set iron rod on the  
westerly property line of Consolidated Railway (fka: Chesapeake & Ohio  
Railroad);

thence along the westerly property line of said railway on a curve to the left  
a distance of 1063.27 feet to a found P-K nail on the centerline of State  
Route 67, passing a set iron rod a distance of 1028.71 feet, said curve having  
a radius of 22795.86 feet and a chord length of 1063.17 feet which bears S 14°  
40' 33" E;

thence S 44° 15' 06" W along the centerline of State Route 67, a distance of  
138.58 feet to a found P-K nail;

thence N 51° 05' 34" W, a distance of 225.00 feet to a found iron rod, passing  
a found iron rod a distance of 30.14 feet;

thence S 39° 02' 34" W, a distance of 441.13 feet to the POINT OF BEGINNING,  
containing 34.483 acres of land, more or less, subject to all legal highways  
and easements of record.

Bearings are assumed for angular measurements only.

This legal description is based upon a survey performed by Victor B. Koehler,  
P.S., #7457, in April, 1996.

96026-S  
(046)  
parcel #1

REFERENCE SURVEY VOL.   D    
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