

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

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**LEGAL DESCRIPTION OF A 2.322 ACRE PARCEL  
FOR HELEN R. GOODMAN**

Being a parcel of land situated in part of the Northwest Quarter of Section 2, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerlines of State Route 67 and County Highway 124 and being the **POINT OF BEGINNING**, said nail being referenced by a set iron rod situated N 53° 52' 48" W a distance of 30.03 feet;

thence along the centerline of State Route 67 an arc distance of 134.35 feet along a curve to the right, having a radius of 25,783.10 feet, a chord of 134.35 feet and a chord bearing of S 38° 44' 14" W to a set MAG nail marking the end of said curve being referenced by a set iron rod situated N 53° 54' 09" W a distance of 32.73 feet;

thence S 38° 55' 41" W along said centerline a distance of 147.11 feet to a set MAG nail marking the beginning of a curve being referenced by a set iron rod situated N 38° 24' 12" W a distance of 33.35 feet;

thence along said centerline an arc distance of 141.36 feet along a curve to the left, having a radius of 25,783.10 feet, a chord of 141.36 feet and a chord bearing of S 38° 42' 29" W to a set MAG nail;

thence N 58° 36' 14" W a distance of 181.84 feet to a set iron rod, passing a set iron rod a distance of 33.00 feet;

thence N 71° 48' 58" W a distance of 35.34 feet to a set iron rod;

thence N 10° 26' 18" E a distance of 266.18 feet to a set iron rod;

thence S 88° 12' 01" E a distance of 166.01 feet to a set iron rod;

thence S 02° 18' 17" E a distance of 12.84 feet to a set iron rod;

thence S 89° 24' 02" E a distance of 252.83 feet to a set MAG nail on the centerline of State Route 67, passing a set iron rod a distance of 214.78 feet;

thence along said centerline an arc distance of 22.13 feet along a curve to the right, having a radius of 25,783.10 feet, a chord of 22.13 feet and a chord bearing of S 38° 33' 48" W to the **POINT OF BEGINNING**.

Containing in all 2.322 acres of land, more or less, of which 0.399 acres, 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 December, 1999 and January, 2000.

Prior Deed Reference – Volume 207, Page 809.  
Volume 203, Page 778

99146-S (251)

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**LEGAL DESCRIPTION OF A 0.333 ACRE PARCEL  
FOR HELEN R. GOODMAN**

Being a parcel of land situated in part of the Northeast Quarter of Section 3, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerline of State Route 67 and the east-west  $\frac{1}{2}$  section line of said Section 3;

thence N  $89^{\circ} 59' 48''$  W along said east-west  $\frac{1}{2}$  section line a distance of 820.63 feet to a set iron rod and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 37.96 feet;

thence continuing N  $89^{\circ} 59' 48''$  W along said  $\frac{1}{2}$  section line a distance of 363.00 feet to a set iron rod;

thence N  $00^{\circ} 00' 12''$  E a distance of 40.00 feet to a set iron rod;

thence S  $89^{\circ} 59' 48''$  E a distance of 363.00 feet to a set iron rod;

thence S  $00^{\circ} 00' 12''$  W a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.333 acre of land, more or less, 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 December, 1999 and January, 2000.

Prior Deed Reference -- Volume 106, Page 205.

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**LEGAL DESCRIPTION OF A 162.167 ACRE PARCEL  
FOR HELEN R. GOODMAN**

Being a parcel of land situated in part of the Northwest Quarter of Section 2, and the Northeast, Northwest, Southeast and Southwest Quarters of Section 3, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the Northeast Corner of said Section 3 (also being the Northwest Corner of Section 2) and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 50' 04" E along the centerline of County Highway 39 a distance of 57.33 feet to a found stone in a monument box marking the common section corner of sections 35 & 36;

thence N 89° 50' 18" E along said centerline a distance of 1281.95 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by Andrew E. Fox;

thence S 00° 40' 55" W along the west line of said Fox parcel a distance of 230.50 feet to a set iron rod marking a southwesterly corner of said Fox parcel, passing a set iron rod a distance of 20.00 feet;

thence S 55° 13' 17" E along the southerly line of said Fox parcel a distance of 139.00 feet to a set MAG nail on the centerline of State Route 67 marking the southeasterly corner of said Fox parcel, passing a set iron rod a distance 108.96 feet;

thence S 37° 44' 41" W along said centerline a distance of 521.84 feet to a set MAG nail marking the beginning of a curve being referenced by a set iron rod situated S 35° 16' 31" E a distance of 31.98;

thence along said centerline an arc distance of 133.34 feet along a curve to the right, having a radius of 25,783.10 feet, a chord of 133.34 feet and a chord bearing of S 37° 57' 41" W to a set MAG nail marking the end of said curve being referenced by a set iron rod situated S 81° 39' 12" E a distance of 33.49 feet;

thence S 38° 10' 41" W along said centerline a distance of 683.33 feet to a set MAG nail marking the beginning of a curve being referenced by a set iron rod situated S 25° 46' 04" E a distance of 33.42 feet;

thence along said centerline an arc distance of 165.65 feet along a curve to the right, having a radius of 25,783.10 feet, a chord of 165.65 feet and a chord bearing of S 38° 24' 14" W to a set MAG nail marking the intersection of the centerlines of State Route 67 and County Highway 124, referenced by a set iron rod situated N 53° 52' 48" W a distance of 30.03 feet;

thence S 55° 58' 30" E along the centerline of County Highway 124 a distance of 608.42 feet to a found railroad spike referenced by a set iron rod situated S 34° 01' 30" W a distance of 20.00 feet;

thence S 54° 46' 56" E along said centerline a distance of 380.34 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by John W. Stober, et al;

thence S 00° 07' 17" E along the west line of said Stober parcel a distance of 748.81 feet to a set iron rod on the north line of a parcel of land currently owned by J. Warren Walton also being the east-west 1/2 section line and also marking the southwest corner of said Stober parcel, passing a set iron rod a distance 24.52 feet;

thence S 89° 39' 09" W along the aforementioned line a distance of 1332.03 feet to a set iron rod on the common section line of Sections 2 & 3 and marking the southeast corner of a parcel of land currently owned by B.F. Walton & Sons, Inc.;

thence N 00° 10' 26" W along the east line of said B. F. Walton parcel (also being the common section line of Sections 2 & 3) a distance of 55.59 feet to a set iron rod on the southeasterly line of a parcel of land currently owned by Wendy Kay Hushour and also marking a northeasterly corner of said B. F. Walton Parcel;

thence N 38° 27' 48" E along the southeasterly line of said Hushour parcel a distance of 43.70 feet to a found iron pipe marking a corner of said Hushour parcel;

thence N 51° 29' 51" W along the northeasterly line of said Hushour parcel a distance of 375.53 feet to a set MAG nail on the centerline of State Route 67 marking a corner of said Hushour parcel, passing a found iron pipe a distance of 348.23 feet;

thence S 37° 47' 41" W along said centerline a distance of 409.46 feet to a set MAG nail on the east-west 1/2 section line of Section 3 and marking the northeast corner of a parcel of land currently owned by Jean M. Hertzler;

thence N 89° 59' 48" W along said 1/2 section line a distance of 1365.13 feet to a set iron rod marking a southeasterly corner of a parcel of land currently owned by Lowell T. Brown, passing a set iron rod a distance of 37.96 feet;

thence S 00° 00' 12" W along a westerly line of said Brown parcel a distance of 51.16 feet to a set iron rod on the top of bank of the Sandusky River;

thence N 68° 03' 35" W along the top of bank of the Sandusky River a distance of 98.62 feet to a set iron rod;

thence S 85° 38' 35" W along the top of bank of the Sandusky River a distance of 121.01 feet to a set iron rod;

thence S 72° 04' 00" W along the top of bank of the Sandusky River a distance of 120.83 feet to a set iron rod;

thence S 48° 36' 59" W along the top of bank of the Sandusky River a distance of 49.51 feet to a set iron rod;

thence S 46° 16' 10" W along the top of bank of the Sandusky River a distance of 97.14 feet to a set iron rod;

thence S 25° 05' 56" W along the top of bank of the Sandusky River a distance of 171.07 feet to a set iron rod;

thence S 01° 37' 09" E along the top of bank of the Sandusky River a distance of 203.82 feet to a set iron rod;

thence S 08° 34' 49" E along the top of bank of the Sandusky River a distance of 131.80 feet to a set iron rod;

thence S 04° 50' 17" W along the top of bank of the Sandusky River a distance of 125.43 feet to a set iron rod;

thence S 22° 04' 43" W along the top of bank of the Sandusky River a distance of 74.28 feet to a set iron rod;

thence S 39° 41' 47" W along the top of bank of the Sandusky River a distance of 127.66 feet to a set iron rod;

thence S 67° 32' 03" W along the top of bank of the Sandusky River a distance of 156.76 feet to a set iron rod;

thence N 49° 28' 16" W along the top of bank of the Sandusky River a distance of 120.18 feet to a set iron rod;

thence N 47° 45' 44" W along the top of bank of the Sandusky River a distance of 69.18 feet to a set iron rod;

thence N 31° 38' 58" W along the top of bank of the Sandusky River a distance of 80.85 feet to a set iron rod;

thence N 33° 44' 59" W along the top of bank of the Sandusky River a distance of 94.61 feet to a set iron rod;

thence N 27° 56' 58" W along the top of bank of the Sandusky River a distance of 80.90 feet to a set iron rod;

thence N 19° 33' 50" W along the top of bank of the Sandusky River a distance of 154.15 feet to a set iron rod;

thence N 09° 37' 12" W along the top of bank of the Sandusky River a distance of 144.64 feet to a set iron rod;

thence N  $12^{\circ} 41' 11''$  E along the top of bank of the Sandusky River a distance of 104.17 feet to a set iron rod;

thence N  $30^{\circ} 30' 24''$  E along the top of bank of the Sandusky River a distance of 114.65 feet to a set iron rod;

thence N  $21^{\circ} 35' 15''$  E along the top of bank of the Sandusky River a distance of 80.90 feet to a set iron rod;

thence N  $28^{\circ} 15' 38''$  E along the top of bank of the Sandusky River a distance of 137.50 feet to a set iron rod;

thence N  $27^{\circ} 46' 21''$  E along the top of bank of the Sandusky River a distance of 195.96 feet to a set iron rod;

thence N  $28^{\circ} 17' 21''$  E along the top of bank of the Sandusky River a distance of 203.01 feet to a set iron rod;

thence N  $23^{\circ} 25' 24''$  E along the top of bank of the Sandusky River a distance of 138.51 feet to a set iron rod;

thence N  $36^{\circ} 45' 51''$  E along the top of bank of the Sandusky River a distance of 180.83 feet to a set iron rod;

thence N  $41^{\circ} 17' 22''$  E along the top of bank of the Sandusky River a distance of 120.42 feet to a set iron rod;

thence N  $47^{\circ} 13' 39''$  E along the top of bank of the Sandusky River a distance of 107.29 feet to a set iron rod;

thence N  $54^{\circ} 14' 45''$  E along the top of bank of the Sandusky River a distance of 154.88 feet to a set iron rod;

thence N  $83^{\circ} 27' 03''$  E along the top of bank of the Sandusky River a distance of 67.43 feet to a set iron rod;

thence N  $38^{\circ} 08' 58''$  E along the top of bank of the Sandusky River a distance of 136.96 feet to a set iron rod;

thence N  $43^{\circ} 13' 08''$  E along the top of bank of the Sandusky River a distance of 79.66 feet to a set iron rod;

thence N  $55^{\circ} 05' 22''$  E along the top of bank of the Sandusky River a distance of 93.65 feet to a set iron rod;

thence N  $13^{\circ} 07' 55''$  E along the top of bank of the Sandusky River a distance of 89.93 feet to a set iron rod;

thence N 31° 04' 44" E along the top of bank of the Sandusky River a distance of 116.75 feet to a set iron rod;

thence N 28° 38' 49" E along the top of bank of the Sandusky River a distance of 5.43 feet to a point on the south line of a parcel of land currently owned by James E. Kessler, et ux, said point being referenced by last mentioned set iron rod;

thence S 89° 53' 41" E along the south lines of said Kessler parcel and a parcel of land currently owned by Mary Ekleberry Trust a distance of 1522.69 feet to a set iron rod marking the southeast corner of said Ekleberry Trust parcel;

thence N 00° 10' 26" W along the east line of said Ekleberry Trust parcel a distance of 1484.35 feet to a MAG nail on the centerline of County Highway 39, passing a set iron rod a distance of 1464.35 feet;

thence N 89° 50' 04" E along said centerline a distance of 277.08 feet to the **POINT OF BEGINNING**.

Containing in all 162.167 acres of land, more or less, of which 3.845 acres, 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.

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Volume 106, Page 205

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