

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

**LEGAL DESCRIPTION OF A 3.000 ACRE PARCEL
FOR THE DEAN POWELL ESTATE**

Being a parcel of land situated in part of the Northeast Quarter of Section 7, T-1-S,
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerlines of County
Highway 96 and Township Highway 5, referenced by a found stone in a monument box
located S 56° 23' 27" E a distance of 6.21 feet;

thence on an assumed bearing of S 01° 07' 26" W along the centerline of County
Highway 96 a distance of 1097.05 feet to a set MAG nail marking the southwest corner
of a parcel of land currently owned by John W. Coe, et ux and being the **POINT OF
BEGINNING**, passing two set MAG nails a distance of 663.50 feet and 922.04 feet
respectively;

thence S 88° 46' 05" E along the south line of said Coe parcel a distance of 203.08 feet to
a found iron pipe marking the southeast corner of said Coe parcel, passing a found iron
pipe a distance of 23.03 feet;

thence N 01° 13' 38" E along the east line of said Coe parcel a distance of 174.91 feet to
a found iron pipe marking the northeast corner of said Coe parcel;

thence S 88° 44' 25" E a distance of 207.37 feet to a set iron rod;

thence S 01° 07' 26" W a distance of 404.46 feet to a set iron rod on the north line of a
parcel of land currently owned by The Ohio Bank Trustee, et al;

thence N 88° 48' 37" W along the north line of said Ohio Bank parcel a distance of
410.76 feet to a set MAG nail on the centerline of County Highway 96 marking the
northwest corner of a said Ohio Bank parcel, passing a set iron rod a distance of 380.76
feet;

thence N 01° 07' 26" E along said centerline a distance of 229.95 feet to the **POINT OF
BEGINNING**.

Containing in all 3.000 acres of land, more or less, of which 0.158 acre, more or less, is
currently contained within the right-of-way of County Highway 96. 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 April, 2000.

Prior Deed Reference – Volume 206, Page 46.

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Parcel #4

KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 6.730 ACRE PARCEL
FOR THE DEAN POWELL ESTATE**

Being a parcel of land situated in part of the Northwest Quarter of Section 8, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerlines of County Highway 96 and Township Highway 5, referenced by a found stone in a monument box located S 56° 23' 27" E a distance of 6.21 feet;

thence on an assumed bearing of S 01° 07' 26" W along the centerline of County Highway 96 a distance of 663.50 feet to a set MAG nail on the south line of a parcel of land currently owned by Susan K. Shaferly, et vir;

thence S 88° 50' 07" E along the south line of said Shaferly parcel a distance of 1328.82 feet to a set iron rod on the west line of Section 8 and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 30.00 feet;

thence S 88° 00' 38" E along the south lines of said Shaferly parcel and a parcel of land currently owned by Stone Potato Farms, Inc. a distance of 441.30 feet to a set iron rod marking a northwesterly corner of said Stone Potato Farms parcel;

thence S 01° 06' 48" W along a westerly line of said Stone Potato Farms parcel a distance of 664.19 feet to a set iron rod on the north line of a parcel of land currently owned by The Ohio Bank Trustee, et al and marking a southwesterly corner of said Stone Potato Farms parcel;

thence N 87° 59' 51" W along the north line of said Ohio Bank Parcel a distance of 441.68 feet to a set iron rod on the west line of said Section 8;

thence N 01° 08' 43" E along the west line of said Section 8 a distance of 664.08 feet to the **POINT OF BEGINNING**.

Containing in all 6.730 acres 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 April, 2000.

Prior Deed Reference -- Volume 206, Page 46.

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Parcel #3

KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 58.125 ACRE PARCEL
FOR THE DEAN POWELL ESTATE**

Being a parcel of land situated in part of the Northwest and Northeast Quarters of Section 7, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerlines of County Highway 96 and Township Highway 5, referenced by a found stone in a monument box located S 56° 23' 27" E a distance of 6.21 feet;

thence on an assumed bearing of S 01° 07' 26" W along the centerline of County Highway 96 a distance of 663.50 feet to a set MAG nail on the south line of a parcel of land currently owned by Susan K. Shaferly, et vir and being the **POINT OF BEGINNING**;

thence continuing S 01° 07' 26" W along said centerline a distance of 663.50 feet to a set MAG nail marking the northeast corner of a parcel of land currently owned by Rainbow Enterprise, passing two set MAG nails a distance of 258.54 feet and 433.55 feet respectively;

thence N 88° 48' 37" W along the north line of said Rainbow Enterprise parcel a distance of 3817.95 feet to a set iron rod on the east line of a parcel of land currently owned by Paul E. Walter and marking the northwest corner of said Rainbow Enterprise parcel, passing two set iron rods a distance 30.00 feet and 1328.57 feet respectively;

thence N 00° 38' 38" E along the east line of said Walter parcel a distance of 661.88 feet to a set iron rod marking the southwest corner of said Shaferly parcel;

thence S 88° 50' 07" E along the south line of said Shaferly parcel a distance of 3823.50 feet to the **POINT OF BEGINNING**, passing two set iron rods a distance of 2494.68 feet and 3793.50 feet respectively;

Containing in all 58.125 acres of land, more or less, of which 0.457 acre, more or less, is currently contained within the right-of-way of County Highway 96. 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 April, 2000.

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Parcel #1

**KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 16.431 ACRE PARCEL
FOR THE DEAN POWELL ESTATE**

Being a parcel of land situated in part of the Northeast Quarter of Section 7, T-1-S,
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerlines of County
Highway 96 and Township Highway 5, referenced by a found stone in a monument box
located S 56° 23' 27" E a distance of 6.21 feet;

thence on an assumed bearing of S 01° 07' 26" W along the centerline of County
Highway 96 a distance of 663.50 feet to a set MAG nail on the south line of a parcel of
land currently owned by Susan K. Shaferly, et vir and being the **POINT OF
BEGINNING**;

thence S 88° 50' 07" E along the south line of said Shaferly parcel a distance of 1328.82
feet to a set iron rod on the east line of Section 7, passing a set iron rod a distance of
30.00 feet;

thence S 01° 08' 43" W along said section line a distance of 664.08 feet to a set iron rod
on the north line of a parcel of land currently owned by The Ohio Bank Trustee, et al;

thence N 88° 48' 37" W along the north line of said Ohio Bank parcel a distance of
917.81 feet to a set iron rod;

thence N 01° 07' 26" E a distance of 404.46 feet to a set iron rod;

thence N 88° 44' 25" W a distance of 410.76 feet to a set MAG nail on the centerline of
County Highway 96 marking the northwest corner of a parcel of land currently owned by
John W. Coe et ux, passing two found iron pipes a distance of 207.37 feet and 390.19 feet
respectively;

thence N 01° 07' 26" E along said centerline a distance of 258.54 feet to the **POINT OF
BEGINNING**.

Containing in all 16.431 acres of land, more or less, of which 0.178 acre, more or less, is
currently contained within the right-of-way of County Highway 96. 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 April, 2000.

Prior Deed Reference – Volume 206, Page 46.

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Parcel #2