

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

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**LEGAL DESCRIPTION OF A 1.205 ACRE PARCEL  
FOR LARRY ROSS**

Being a parcel of land situated in part of the Northeast Quarter of Section 2, T-3-S,  
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the northeast corner of said Section 2 referenced by a  
found stone in a monument box situated N 00° 00' 00" E a distance of 0.33 feet;

thence on an assumed bearing of S 89° 27' 09" W along the centerline of County  
Highway 53 a distance of 612.50 feet to a set MAG nail and being the **POINT OF  
BEGINNING**, passing a set MAG nail a distance 437.50 feet;

thence S 00° 32' 51" E a distance of 300.00 feet to a set iron rod, passing 2 set iron rods a  
distance of 30.00 feet and 250.00 feet;

thence S 89° 27' 09" W a distance of 175.00 feet to a set iron rod;

thence N 00° 32' 51" W a distance of 300.00 feet to a set MAG nail on the centerline of  
County Highway 53, passing a set iron rod a distance of 270.00 feet;

thence N 89° 27' 09" E along said centerline a distance of 175.00 feet to the **POINT OF  
BEGINNING**.

Containing in all 1.205 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 April - May, 2000.

Prior Deed Reference – Volume 207, Page 375.  
Volume 206, Page 113.

00052-S (077)  
Parcel 4

(PARCEL 4)

(1.205 A)

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**LEGAL DESCRIPTION OF A 70.129 ACRE PARCEL  
FOR LARRY ROSS**

Being a parcel of land situated in part of the Southeast Quarter of Section 35, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the southeast corner of said Section 35 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 27' 09" W along the centerline of County Highway 53 a distance of 2646.26 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by Ken E. Miller;

thence N 00° 01' 52" E along the east line of said Miller parcel a distance of 984.81 feet to a set iron rod on the southerly line of the Consolidated Railway marking the northeast corner of a said Miller parcel;

thence N 82° 10' 40" E along the southerly line of the Consolidated Railway a distance of 2673.21 feet to a set MAG nail on the centerline of County Highway 108, passing a set iron rod a distance of 2642.92 feet;

thence S 00° 07' 06" W along said centerline a distance of 1323.34 feet to the **POINT OF BEGINNING**.

Containing in all 70.129 acres of land, more or less, of which 2.727 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 April - May, 2000.

Prior Deed Reference – Volume 207, Page 375.

00052-S (077)  
Parcel 1

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**LEGAL DESCRIPTION OF A 80.370 ACRE PARCEL  
FOR LARRY ROSS**

Being a parcel of land situated in part of the Northeast Quarter of Section 2, T-3-S,  
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the northeast corner of said Section 2 and being the  
**POINT OF BEGINNING** referenced by a found stone in a monument box situated  
N 00° 00' 00" E a distance of 0.33 feet;

thence on an assumed bearing of S 00° 00' 00" W along the centerline of State Route 53  
a distance of 1359.28 feet to a set MAG nail marking the northeast corner of a parcel of  
land currently owned by Donald M. Bassler;

thence S 89° 10' 10" W along the north line of said Bassler parcel a distance of 2635.27  
feet to a set iron rod;

thence N 00° 06' 16" E a distance of 1372.33 feet to a set MAG nail on the centerline of  
County Highway 53, passing a set iron rod a distance of 1342.33 feet;

thence N 89° 27' 09" E along said centerline a distance of 1845.13 feet to a set MAG  
nail, passing a set MAG nail a distance of 76.90 feet;

thence S 00° 32' 51" E a distance of 300.00 feet to a set iron rod, passing a set iron rod a  
distance of 30.00 feet;

thence N 89° 27' 09" E a distance of 175.00 feet to a set iron rod;

thence N 00° 32' 51" W a distance of 50.00 feet to a set iron rod;

thence N 89° 27' 09" E a distance of 175.00 feet to a set iron rod;

thence N 00° 32' 51" W a distance of 250.00 feet to a set MAG nail on the centerline of  
County Highway 53, passing a set iron rod a distance of 220.00 feet;

thence N 89° 27' 09" E along said centerline a distance of 437.50 feet to the **POINT OF  
BEGINNING**.

Containing in all 80.370 acres of land, more or less, of which 1.572 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.

(PARCEL 2)

(80.370A)

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in April – May, 2000.

Prior Deed Reference – Volume 207, Page 375.

00052-S (077)  
Parcel 2

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**LEGAL DESCRIPTION OF A 1.004 ACRE PARCEL  
FOR LARRY ROSS**

Being a parcel of land situated in part of the Northeast Quarter of Section 2, T-3-S,  
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the northeast corner of said Section 2 referenced by a  
found stone in a monument box situated N 00° 00' 00" E a distance of 0.33 feet;

thence on an assumed bearing of S 89° 27' 09" W along the centerline of County  
Highway 53 a distance of 437.50 feet to a set MAG nail and being the **POINT OF  
BEGINNING**;

thence S 00° 32' 51" E a distance of 250.00 feet to a set iron rod, passing a set iron rod a  
distance of 30.00 feet;

thence S 89° 27' 09" W a distance of 175.00 feet to a set iron rod;

thence N 00° 32' 51" W a distance of 250.00 feet to a set MAG nail on the centerline of  
County Highway 53, passing a set iron rod a distance of 220.00 feet;

thence N 89° 27' 09" E along said centerline a distance of 175.00 feet to the **POINT OF  
BEGINNING**.

Containing in all 1.004 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 April – May, 2000.

Prior Deed Reference – Volume 207, Page 375.  
Volume 206, Page 113.

00052-S (077)  
Parcel 3

(PARCEL 3)  
(1.004A)