

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

**LEGAL DESCRIPTION OF A 22.516 ACRE PARCEL
FOR THE ESTATE OF FLORA B. SAMMET**

Being a parcel of land situated in part of the Northeast Quarter of Section 6, T-3-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the east quarter post of said Section 6

thence on assumed bearing of N 00° 47' 25" W along the centerline of State Route 67 (AKA: Marseilles Avenue) a distance of 949.60 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a set MAG nail a distance of 473.97 feet;

thence S 89° 08' 49" W a distance of 2057.77 feet to a set iron rod on the east line of the CSX Railroad, passing a set iron rod a distance of 30.00 feet;

thence N 00° 28' 05" E along said line a distance of 1082.77 feet to a point marking the southwest corner of a parcel of land currently owned by Deyco, Inc., passing a set iron rod for reference a distance of 1036.66 feet;

thence N 89° 44' 57" E along the south line of said Deyco parcel a distance of 310.59 to a point on the west line of Shield's Subdivision and marking the southeast corner of said Deyco parcel;

thence S 00° 29' 31" W along the west line of Shield's Subdivision a distance of 659.91 feet to a point marking the southwest corner of Shield's Subdivision, passing a set iron rod for reference a distance of 10.00 feet;

thence S 89° 56' 51" E along the south line of Shield's Subdivision a distance of 410.34 feet to a point referenced by a found stone situated S 00° 48' 10" E a distance of 50.20 feet;

thence S 00° 48' 10" E a distance of 50.20 feet to said found stone;

thence N 89° 44' 53" E a distance of 1327.92 feet to a set MAG nail on the centerline of State Route 67 (AKA: Marseilles Avenue), passing a set iron rod a distance of 1297.92 feet;

thence S 00° 47' 25" E along said centerline a distance of 348.88 feet to the **POINT OF BEGINNING**.

Containing in all 22.516 acres of land, more or less, of which 0.240 acre, more or less, is currently contained within the right-of-way of State Route 67 (AKA: Marseilles Avenue). 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 August, 2000.

Prior Deed Reference – Volume 146, Page 507.
OR Volume 3, Page 254

00012-S (016)

Parcel #3

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

**LEGAL DESCRIPTION OF A 22.526 ACRE PARCEL
FOR THE ESTATE OF FLORA B. SAMMET**

Being a parcel of land situated in part of the Northeast Quarter of Section 6, T-3-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the east quarter post of said Section 6 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 08' 49" W along the east-west half section line a distance of 2071.12 feet to a set iron rod on the east line of the CSX Railroad, passing a set iron rod a distance of 30.00 feet;

thence along said CSX Railroad line an arc distance of 473.98 feet along a curve to the right, having a radius of 24,500.35 feet, a chord of 473.98 feet and a chord bearing of N 00° 26' 18" W to a set iron rod;

thence N 89° 08' 49" E a distance of 2068.21 feet to a set MAG nail on the centerline of State Route 67 (AKA: Marseilles Avenue), passing a set iron rod a distance of 2038.21 feet;

thence S 00° 47' 25" E along said centerline a distance of 473.97 feet to the **POINT OF BEGINNING**.

Containing in all 22.526 acres of land, more or less, of which 0.326 acre, more or less, is currently contained within the right-of-way of State Route 67 (AKA: Marseilles Avenue). 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 August, 2000.

Prior Deed Reference – Volume 146, Page 507.
OR Volume 3, Page 254

00012-S (016)

Parcel #1

REFERENCE SURVEY VOL. D
PAGE 124 IN THE TAX MAP OFFICE
(PARCEL 1) (22.526A)

KOEHLER SURVEYING
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 22.526 ACRE PARCEL
FOR THE ESTATE OF FLORA B. SAMMET**

Being a parcel of land situated in part of the Northeast Quarter of Section 6, T-3-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the east quarter post of said Section 6

thence on assumed bearing of N 00° 47' 25" W along the centerline of State Route 67 (AKA: Marseilles Avenue) a distance of 473.97 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence S 89° 08' 49" W a distance of 2068.21 feet to a set iron rod on the east line of the CSX Railroad, passing a set iron rod a distance of 30.00 feet;

thence along said CSX Railroad line an arc distance of 132.24 feet along a curve to the right, having a radius of 24,500.35 feet, a chord of 132.23 feet and a chord bearing of N 00° 28' 03" E to a set iron rod;

thence N 00° 28' 05" E along said line a distance of 343.52 feet to a set iron rod;

thence N 89° 08' 49" E a distance of 2057.77 feet to a set MAG nail on the centerline of State Route 67 (AKA: Marseilles Avenue), passing a set iron rod a distance of 2027.77 feet;

thence S 00° 47' 25" E along said centerline a distance of 475.63 feet to the **POINT OF BEGINNING**.

Containing in all 22.526 acres of land, more or less, of which 0.328 acre, more or less, is currently contained within the right-of-way of State Route 67 (AKA: Marseilles Avenue). 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 August, 2000.

Prior Deed Reference – Volume 146, Page 507.
OR Volume 3, Page 254

00012-S (016)
Parcel #2

REFERENCE SURVEY VOL. 0
PAGE 124 as per TAX MAP OFFICE

(PARCEL 2) (22.526A)