

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

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**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**.

REFERENCE SURVEY VOL D PAGE 124 IN THE TAX MAP OFFICE (Parcel 3) (22.516 A)

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

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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 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;

*O3" > LB 10-12-17 > SURVEY  
PLAT*  
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. D  
PAGE 124 as of 12-12-00 MAP OFFICE  
(PARCEL 2) ( 22.526 A)