

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

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**LEGAL DESCRIPTION OF A 20.169 ACRE PARCEL  
FOR THE ESTATE OF ISOBEL BEITLER**

Being a parcel of land situated in part of the East Half of the Southeast Quarter of Section 18, T-1-S, R-15-E, in the Village of Sycamore, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the northwest corner of the east half of the southwest quarter of said Section 18 and the southeast corner of a parcel of land currently owned by Kenneth Beard. L. E., et al and being the being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 02° 26' 33" W along the east line of said Beard parcel a distance of 354.42 feet to a set iron rod marking the southwest corner of a parcel of land currently owned by Elsie J. Keller;

thence N 87° 49' 10" E along the south line of said Keller parcel a distance of 288.42 feet to a set iron rod on the west line of a parcel of land currently owned by Mack Blackburn marking the southeast corner of said Keller parcel;

thence S 33° 27' 44" E along the west line of said Blackburn parcel a distance of 413.68 feet to a point on the east-west half section line of said Section 18, referenced by a set iron rod located S 81° 26' 35" W a distance of 9.75 feet;

thence S 36° 27' 08" E along the west line of said Blackburn parcel a distance of 396.00 feet to a set iron rod marking a southeast corner of said Blackburn parcel and the southwest corner of a parcel of land currently owned by S. Maxine Wolford;

thence N 87° 19' 01" E along the south line of said Wolford parcel a distance of 210.79 feet to a set iron rod on the centerline of Kilbourne Street;

thence S 35° 33' 54" W along the centerline of Kilbourne Street a distance of 1263.50 feet to a set MAG nail on the north line of the A. C. & Y. Railroad;

thence along the north line of the A. C. & Y. Railroad an arc distance of 166.99 feet along a curve to the right having a radius of 1382.39 feet, a chord of 166.89 feet and a chord bearing of N 71° 29' 26" W to a set iron rod on the east line of a parcel of land currently owned by Romanko Farms, Inc., passing a set iron rod a distance of 31.90 feet;

thence N 02° 26' 33" W along the east line of said Romanko Farms parcel a distance of 1264.67 feet to the **POINT OF BEGINNING**.

(LANDS 18-1-15)  
(PARCEL 4) (20.169A)  
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Containing in all 20.169 acres of land, more or less, of which 0.866 acre, more or less, is currently contained within highway right-of-way. 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 November, 2000.

Prior Deed Reference – Volume 206, Page 128.

Volume 208, Page 5.

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Parcel #4

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**LEGAL DESCRIPTION OF A 2.000 ACRE PARCEL  
FOR THE ESTATE OF ISOBEL BEITLER**

Being a parcel of land situated in part of the East Half of the Southeast Quarter of Section 18, T-1-S, R-15-E, in the Village of Sycamore, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the east line of said Section 18 and the North line of the A. C. & Y. Railroad and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 87° 49' 10" W along the North line of said A. C. & Y. Railroad a distance of 286.58 feet to a set iron rod, passing a set iron rod a distance of 39.75 feet;

thence N 02° 23' 43" W a distance of 304.00 feet to a set iron rod;

thence N 87° 49' 10" E a distance of 286.58 feet to a set MAG nail on the east line of said Section 18, passing a set iron rod a distance of 216.07 feet;

thence S 02° 23' 43" E along said Section Line a distance of 304.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.000 acres of land, more or less, of which 0.336 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 November, 2000.

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Parcel #1

(LANDS 18-1-15)

(PARCEL 1)(2.00 A)

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**LEGAL DESCRIPTION OF A 6.572 ACRE PARCEL  
FOR THE ESTATE OF ISOBEL BEITLER**

Being a parcel of land situated in part of the East Half of the Southeast Quarter of Section 18, T-1-S, R-15-E, in the Village of Sycamore, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the east line of said Section 18 and the North line of the A. C. & Y. Railroad;

thence on an assumed bearing of S 87° 49' 10" W along the North line of said A. C. & Y. Railroad a distance of 286.58 feet to a set iron rod and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 39.75 feet;

thence continuing S 87° 49' 10" W along said line a distance of 473.85 feet to a set iron rod at the beginning of a curve;

thence along said railroad line an arc distance of 415.69 feet along a curve to the right having a radius of 1382.39 feet, a chord of 414.13 feet and a chord bearing of N 83° 33' 57" W to a set MAG nail on the centerline of Kilbourne Street, passing a set iron rod a distance of 383.52 feet;

thence N 35° 33' 54" E along said centerline a distance of 416.57 feet to a set MAG nail;

thence N 87° 49' 10" E a distance of 424.98 feet to a set iron rod, passing a set iron rod a distance of 37.94 feet;

thence S 68° 47' 41" E a distance of 220.28 feet to a set iron rod;

thence S 02° 23' 43" E a distance of 304.00 feet to the **POINT OF BEGINNING**.

Containing in all 6.572 acres of land, more or less, of which 0.291 acre, more or less, is currently contained within highway right-of-way. 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.

(LANDS 18-1-15)

(PARCEL 2)( 6.572 A)

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

Prior Deed Reference – Volume 206, Page 128.  
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Parcel #2

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**LEGAL DESCRIPTION OF A 10.832 ACRE PARCEL  
FOR THE ESTATE OF ISOBEL BEITLER**

Being a parcel of land situated in part of the East Half of the Southeast Quarter of Section 18, T-1-S, R-15-E, in the Village of Sycamore, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the east line of said Section 18 and the North line of the A. C. & Y. Railroad;

thence on an assumed bearing of N 02° 23' 43" W along the east line of said Section 18 a distance of 304.00 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence S 87° 49' 10" W a distance of 286.58 feet to a set iron rod, passing a set iron rod a distance of 70.51 feet;

thence N 68° 47' 41" W a distance of 220.28 feet to a set iron rod;

thence S 87° 49' 10" W a distance of 424.98 feet to a set MAG nail on the centerline of Kilbourne Street, passing a set iron rod a distance of 387.04 feet;

thence N 35° 33' 54" E along said centerline a distance of 846.93 feet to a set iron rod on the south line of a parcel of land currently owned by S. Maxine Wolford;

thence N 87° 19' 01" E along the south line of said Wolford parcel a distance of 392.45 feet to a point on the east line of said Section 18;

thence S 02° 23' 43" E along the east line of said Section 18 a distance of 760.58 feet to the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 12.00 feet.

Containing in all 10.832 acres of land, more or less, of which 3.949 acres, more or less, is currently contained within highway right-of-way. 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.

(LANDS 18-1-15)

(PARCEL 3) (10.832A)

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

Prior Deed Reference – Volume 206, Page 128.  
Volume 208, Page 5.  
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Parcel #3

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