

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

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LEGAL DESCRIPTION OF A 41.704 ACRE PARCEL  
FOR CARL TOLAND

Being a parcel of land situated in part of the Southwest Quarter of Section 26, T-1-S,  
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the West Quarter Post of said  
Section 26;

thence on an assumed bearing of S 87° 38' 43" E along the east-west half section line a  
distance of 996.34 feet to a point marking the northeast corner of a parcel of land  
currently owned by K. Fox and being the **POINT OF BEGINNING**;

thence continuing S 87° 38' 43" E along said half section line a distance of 1341.45 feet  
to a set iron rod marking the northwest corner of a parcel of land currently owned by C.  
Fredritz, et ux, passing a found iron rod for reference a distance of 26.67 feet;

thence S 02° 38' 13" W along the west line of said Fredritz parcel a distance of 1097.90  
feet to a point on the centerline of the Tymochtee Creek, passing a set iron rod for  
reference a distance of 1057.90 feet;

thence S 58° 10' 55" W along said centerline a distance of 610.83 feet to a point,  
referenced by a set iron rod situated N 09° 33' 03" W a distance of 30.00 feet;

thence S 85° 17' 09" W along said centerline a distance of 114.59 feet to a point,  
referenced by a set iron rod situated N 11° 21' 37" W a distance of 34.00 feet;

thence N 67° 05' 36" W along said centerline a distance of 115.12 feet to a point,  
referenced by a set iron rod situated S 83° 24' 44" E a distance of 100.00 feet;

thence N 83° 45' 12" W along said centerline a distance of 506.03 feet to a point,  
referenced by a set iron rod situated N 04° 54' 52" E a distance of 40.00 feet

thence S 88° 42' 11" W along said centerline a distance of 108.73 feet to a point on the  
east line of the aforementioned Fox parcel;

thence N 02° 31' 43" E along said line a distance of 1387.26 feet to the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 33.77 feet.

Containing in all 41.704 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 January, 2011.

Prior Deed Reference – Volume 178, Page 810.

11134-S



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LEGAL DESCRIPTION OF A 71.673 ACRE PARCEL  
FOR RUSSELL BOREMAN

Being a parcel of land situated in part of the Northeast Quarter of Section 31, T-3-S,  
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the North Quarter Post of said Section and being  
the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 31' 50" E along the north line of said Section a  
distance of 1212.17 feet to a set iron rod;

thence S 00° 33' 20" E a distance of 2461.89 feet to a point marking a corner of a parcel  
of land currently owned by Stephan G. Thomas, et ux, referenced by a found iron rod  
situated N 84° 56' 10" W a distance of 38.00 feet;

thence N 84° 56' 10" W along a northerly line of said Thomas parcel a distance of 38.00  
feet to a found iron rod;

thence N 42° 29' 30" W along a northerly line of said Thomas parcel a distance of 116.00  
feet to a point referenced by a found iron rod situated N 78° 26' 00" W a distance of  
71.40 feet;

thence N 78° 26' 00" W along a northerly line of said Thomas parcel a distance of 71.40  
feet to a found iron rod;

thence N 87° 53' 00" W along a northerly line of said Thomas parcel a distance of 36.90  
feet to a found iron rod;

thence S 74° 39' 10" W along a northerly line of said Thomas parcel a distance of 96.10  
feet to a found iron rod;

thence S 60° 00' 00" W along a northerly line of said Thomas parcel a distance of 97.00  
feet to a found iron rod;

thence S 42° 48' 30" W along a northerly line of said Thomas parcel a distance of 78.30  
feet to a found iron rod;

thence N 64° 11' 40" W along a northerly line of said Thomas parcel a distance of 68.20  
feet to a point referenced by a found iron rod situated S 09° 00' 00" W a distance of  
74.80 feet;

thence S 09° 00' 00" W along a westerly line of said Thomas parcel a distance of 74.80  
feet to a found iron rod;

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(PARCEL 1) (71.673 A)

thence S 19° 48' 30" E along a westerly line of said Thomas parcel a distance of 131.75 feet to a set MAG nail on the centerline of State Route 294 marking the southwesterly corner of said Thomas parcel, passing a found iron rod for reference a distance of 99.96 feet;

thence S 89° 29' 39" W along said centerline a distance of 752.67 feet to a found MAG nail marking the center of Section 31;

thence N 00° 02' 34" W along the north-south ½ section line a distance of 2653.45 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 30.00 feet;

Containing in all 71.673 acres of land, more or less, of which 0.518 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 September, 2002.

Prior Deed Reference – OR Volume 14, Page 268.

02135-S (160)

parcel #1

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LEGAL DESCRIPTION OF A 51.031 ACRE PARCEL  
FOR RUSSELL BOREMAN

Being a parcel of land situated in part of the Northeast Quarter of Section 31, T-3-S,  
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the North Quarter Post of said Section;

thence on an assumed bearing of N 89° 31' 50" E along the north line of said Section a  
distance of 1212.17 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence continuing N 89° 31' 50" E along the north line of said Section a distance of  
1403.41 feet to a found iron rod marking the northwest corner of a parcel of land  
currently owned by Trustees Salem Methodist Church;

thence S 00° 36' 30" E along the west line of said Church parcel a distance of 170.00 feet  
to a found iron rod marking the southwest corner of said Church parcel;

thence N 89° 31' 50" E along the south line of said Church parcel a distance of 25.00 feet  
to a found iron rod on the east line of said Section 31 marking the southeast corner of said  
Church parcel;

thence S 00° 36' 30" E along the east line of said Section a distance of 1165.60 feet to a  
found iron rod marking the northeast corner of a parcel of land currently owned by  
Richard R. Miller, et ux;

thence S 89° 30' 18" W along the north line of said Miller parcel a distance of 1196.79  
feet to a found rod marking a northwest corner of said Miller parcel;

thence S 00° 25' 04" E along a west line of said Miller parcel a distance of 493.21 feet to  
a found rod marking a southwest corner of said Miller parcel;

thence N 89° 30' 18" E along the south line of said Miller parcel a distance of 16.61 feet  
to a found rod marking a northwest corner of said Miller parcel;

thence S 00° 25' 04" E along a west line of said Miller parcel a distance of 823.10 feet to  
a found MAG nail on the centerline of State Route 294 marking the southwest corner of  
said Miller parcel, passing a found iron rod a distance of 793.10 feet;

thence S 89° 29' 39" W along said centerline a distance of 246.29 feet to a set MAG nail  
marking the southeast corner of a parcel of land currently owned by Stephan G. Thomas,  
et ux;

thence N 00° 33' 20" W along the east line extended of said Thomas parcel a distance of 2652.59 feet to the **POINT OF BEGINNING**, passing two found iron rods for reference a distance of 30.00 feet and 190.33 feet respectively;

Containing in all 51.031 acres of land, more or less, of which 0.170 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 September, 2002.

Prior Deed Reference – OR Volume 14, Page 268.

02135-S (160)

parcel #2