

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

**LEGAL DESCRIPTION OF A 3.582 ACRE PARCEL
FOR THE ESTATE OF DORIS BEIS**

Being a parcel of land situated in part of the Southeast Quarter of Section 11, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the East Quarter Post of said Section 11;

thence on an assumed bearing of S 00° 05' 50" E along the centerline of Township Highway 106 a distance of 377.97 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 89° 57' 50" W a distance of 30.00 feet;

thence continuing S 00° 05' 50" E along said centerline a distance of 280.00 feet to a set MAG nail marking the southeast corner of the north half of the north half of the southeast quarter of said Section 11;

thence N 89° 57' 50" W along the south line of the north half of the north half of the southeast quarter of said Section 11 a distance of 549.75 feet to a point on or near the centerline of an open ditch, passing 2 set iron rods a distance of 30.00 feet and 533.75 feet respectively;

thence N 04° 35' 01" W on or near the centerline of said open ditch a distance of 195.33 feet to a point referenced by a set iron rod situated N 58° 53' 32" E a distance of 43.17 feet;

thence N 45° 30' 17" E on or near the centerline of said open ditch a distance of 42.31 feet to a point referenced by a set iron rod situated S 42° 42' 45" E a distance of 10.00 feet;

thence N 42° 42' 45" W on or near the centerline of said open ditch a distance of 75.76 feet to a point;

thence S 89° 57' 50" E a distance of 586.10 feet to the **POINT OF BEGINNING**, passing 2 set iron rods a distance of 31.37 feet and 556.10 feet respectively.

Containing in all 3.582 acres of land, more or less, of which 0.193 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 May, 2003.

Prior Deed Reference – Volume 208, Page 982; Volume 208, Page 731; Volume 208, Page 592; Volume 208, Page 589.

03052-S (066)

Parcel #5

**KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 1.732 ACRE PARCEL
FOR THE ESTATE OF DORIS BEIS**

Being a parcel of land situated in part of the Northwest Quarter of Section 11, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerlines of Township Highway 11 and Township Highway 105, referenced by a set iron rod situated N 55° 50' 27" W a distance of 36.27 feet;

thence on an assumed bearing of N 89° 18' 13" W along the centerline of Township Highway 11 a distance of 864.00 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 00° 41' 47" E a distance of 20.00 feet;

thence continuing N 89° 18' 13" W along the centerline of Township Highway 11 a distance of 237.23 feet to a set MAG nail;

thence N 00° 41' 47" E a distance of 318.00 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 89° 18' 13" E a distance of 237.23 feet to a set iron rod;

thence S 00° 41' 47" W a distance of 318.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 298.00 feet.

Containing in all 1.732 acres of land, more or less, of which 0.109 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 May, 2003.

Prior Deed Reference – Volume 208, Page 982; Volume 208, Page 731; Volume 208, Page 592; Volume 208, Page 589.

03052-S (066)

Parcel #1

(Parcel 1)
REFERENCE SURVEY VOL. P
PAGE 196 IN THE TAX MAP OFFICE

KOEHLER SURVEYING
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LEGAL DESCRIPTION OF AN 80.461 ACRE PARCEL
FOR THE ESTATE OF DORIS BEIS

Being a parcel of land situated in part of the Northwest Quarter of Section 11, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the North Quarter Post of said Section 11 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 02' 21" E along the centerline of Township Highway 105 a distance of 1706.94 feet to a set MAG nail marking the northeast corner of Baker-Berry Cemetery;

thence S 89° 57' 39" W along the north line of said cemetery a distance of 135.00 feet to a set iron rod marking the northwest corner of said cemetery, passing a set iron rod a distance of 30.00 feet;

thence S 00° 02' 21" E along the west line of said cemetery a distance of 175.00 feet to a set iron rod marking the southwest corner of said cemetery;

thence N 89° 57' 39" E along the south line of said cemetery a distance of 135.00 feet to a set MAG nail on the centerline of Township Highway 105, passing a set iron rod a distance of 105.00 feet;

thence S 00° 02' 21" E along said centerline a distance of 371.00 feet to a MAG nail marking the intersection of the centerlines of Township Highway 11 and Township Highway 105, referenced by a set iron rod situated N 55° 50' 27" W a distance of 36.27 feet;

thence N 89° 18' 13" W along the centerline of Township Highway 11 a distance of 864.00 feet to a set MAG nail;

thence N 00° 41' 47" E a distance of 318.00 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 89° 18' 13" W a distance of 237.23 feet to a set iron rod;

thence S 00° 41' 47" W a distance of 318.00 feet to a set MAG nail on the centerline of Township Highway 11, passing a set iron rod a distance of 298.00 feet;

thence N 89° 18' 13" W along said centerline a distance of 510.20 feet to a found stone marking southeast corner of Big Spring Indian Reservation;

thence N 00° 11' 26" E along the east line of said Reservation a distance of 2232.82 feet to a found stone on the north line of said Section 11;

thence N 89° 58' 49" E along the north line of said Section 11 a distance of 1602.34 feet to the **POINT OF BEGINNING**.

Containing in all 80.461 acres of land, more or less, of which 2.048 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 May, 2003.

Prior Deed Reference – Volume 208, Page 982; Volume 208, Page 731; Volume 208, Page 592; Volume 208, Page 589.

03052-S (066)

Parcel #2

**KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 28.728 ACRE PARCEL
FOR THE ESTATE OF DORIS BEIS**

Being a parcel of land situated in part of the Southeast Quarter of Section 11, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the southwest corner of the north half of the north half of the southeast quarter of said Section 11 and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 89° 57' 50" E a distance of 30.00 feet;

thence on an assumed bearing of N 00° 02' 21" W along the centerline of Township Highway 105 a distance of 520.38 feet to a set MAG nail marking the southwest corner of a parcel of land currently owned by R. Boutwell, et al;

thence N 89° 45' 22" E along the south line of said Boutwell parcel a distance of 274.78 feet to a found iron pipe marking the southeast corner of said Boutwell parcel, passing a found iron pipe a distance of 23.16 feet;

thence N 00° 58' 21" W along the east line of said Boutwell parcel a distance of 136.77 feet to a set iron rod on the east-west half section line of said Section 11;

thence S 89° 57' 06" E along said half section line a distance of 1479.63 feet to a point on or near the centerline of an open ditch, referenced by a set iron rod situated S 89° 57' 06" E a distance of 14.00 feet;

thence S 09° 59' 06" W on or near the centerline of said open ditch a distance of 66.11 feet to a point referenced by a set iron rod situated S 75° 03' 41" E a distance of 19.94 feet;

thence S 54° 20' 29" E on or near the centerline of said open ditch a distance of 52.93 feet to a point referenced by a set iron rod situated N 42° 42' 45" W a distance of 35.00 feet;

thence S 42° 42' 45" E on or near the centerline of said open ditch a distance of 460.07 feet to a point referenced by a set iron rod situated S 42° 42' 45" E a distance of 10.00 feet;

thence S 45° 30' 17" W on or near the centerline of said open ditch a distance of 42.31 feet to a point referenced by a set iron rod situated N 58° 53' 32" E a distance of 43.17 feet;

thence S 04° 35' 01" E on or near the centerline of said open ditch a distance of 195.33 feet to a point on the south line of the north half of the north half of the southeast quarter of said Section 11, referenced by a set iron rod situated S 89° 57' 50" E a distance of 16.00 feet;

thence N 89° 57' 50" W along the south line of the north half of the north half of the southeast quarter of said Section 11 a distance of 2080.78 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 2050.78 feet.

Containing in all 28.728 acres of land, more or less, of which 0.358 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 May, 2003.

Prior Deed Reference – Volume 208, Page 982; Volume 208, Page 731; Volume 208, Page 592; Volume 208, Page 589.

03052-S (066)

Parcel #3

KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 6.573 ACRE PARCEL
FOR THE ESTATE OF DORIS BEIS**

Being a parcel of land situated in part of the Southeast Quarter of Section 11, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the East Quarter Post of said Section 11 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 05' 50" E along the centerline of Township Highway 106 a distance of 377.97 feet to a set MAG nail;

thence N 89° 57' 50" W a distance of 586.10 feet to a point on or near the centerline of an open ditch, passing 2 set irons rod a distance of 30.00 feet and 554.73 feet respectively;

thence N 42° 42' 45" W on or near the centerline of said open ditch a distance of 384.31 feet to a point referenced by a set iron rod situated N 42° 42' 45" W a distance of 35.00 feet;

thence N 54° 20' 29" W on or near the centerline of said open ditch a distance of 52.93 feet to a point referenced by a set iron rod situated S 75° 03' 41" E a distance of 19.94 feet;

thence N 09° 59' 06" E on or near the centerline of said open ditch a distance of 66.11 feet to a point on the east west half section line of said Section 11;

thence S 89° 57' 06" E along the east-west half section line of said Section 11 a distance of 877.69 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 14.00 feet.

Containing in all 6.573 acres of land, more or less, of which 0.260 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 May, 2003.

Prior Deed Reference – Volume 208, Page 982; Volume 208, Page 731; Volume 208,
Page 592; Volume 208, Page 589.

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Parcel #4