

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

**LEGAL DESCRIPTION OF A 44.976 ACRE PARCEL
FOR FRED CULVER**

Being a parcel of land situated in part of the Southeast Quarter of Section 32, T-2-S, R-15-E, Eden Township and the Northeast Quarter of Section 5, T-3-S, R-15-S, ~~Antrim Township~~, Wyandot County, Ohio, and further described as follows:

Commencing at a found 1" diameter iron pipe in a monument box marking the intersection of the centerlines of Township Highway 133 and Township Highway 55 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 10' 03" W along the centerline of Township Highway 133 a distance of 1294.13 feet to a set iron rod on the south line of the Town of Edenville;

thence N 89° 43' 13" E along the south line of the Town of Edenville a distance of 1.44 feet to a set iron rod marking the southeast corner of the Town of Edenville;

thence N 00° 03' 57" W a distance of 308.00 feet to a set iron rod on the south line of the CSX Railroad property;

thence S 85° 58' 19" E along the south line of said Railroad property a distance of 1260.67 feet to a set iron rod marking a corner of CSX Railroad property;

thence S 00° 10' 03" E along a line of said CSX Railroad and the west line of a parcel of land formerly owned by Berneice Christensen a distance of 1140.18 feet to a set iron rod;

thence S 00° 01' 56" W a distance of 370.28 feet to a point, passing a set iron rod a distance of 350.28 feet;

thence S 89° 51' 27" W along said centerline a distance of 1257.99 feet to the **POINT OF BEGINNING**.

Containing in all 44.976 acres of land, more or less, of which 1.440 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 December, 2003.

Prior Deed Reference – Volume 134, Page 514.

03201-S

Parcel #1

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

**LEGAL DESCRIPTION OF A 44.976 ACRE PARCEL
FOR FRED CULVER**

Being a parcel of land situated in part of the Southeast Quarter of Section 32, T-2-S, R-15-E, Eden Township and the Northeast Quarter of Section 5, T-3-S, R-15-S, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found 1" diameter iron pipe in a monument box marking the intersection of the centerlines of Township Highway 133 and Township Highway 55 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 10' 03" W along the centerline of Township Highway 133 a distance of 1294.13 feet to a set iron rod on the south line of the Town of Edenville;

thence N 89° 43' 13" E along the south line of the Town of Edenville a distance of 1.44 feet to a set iron rod marking the southeast corner of the Town of Edenville;

thence N 00° 03' 57" W a distance of 308.00 feet to a set iron rod on the south line of the CSX Railroad property;

thence S 85° 58' 19" E along the south line of said Railroad property a distance of 1260.67 feet to a set iron rod marking a corner of CSX Railroad property;

thence S 00° 10' 03" E along a line of said CSX Railroad and the west line of a parcel of land formerly owned by Berneice Christensen a distance of 1140.18 feet to a set iron rod;

thence S 00° 01' 56" W a distance of 370.28 feet to a point, passing a set iron rod a distance of 350.28 feet;

thence S 89° 51' 27" W along said centerline a distance of 1257.99 feet to the **POINT OF BEGINNING**.

Containing in all 44.976 acres of land, more or less, of which 1.440 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 December, 2003.

Prior Deed Reference – Volume 134, Page 514.

03201-S

Parcel #1

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

**LEGAL DESCRIPTION OF A 0.006 ACRE PARCEL
FOR FRED CULVER**

Being a parcel of land situated in part of the Northeast Quarter of Section 5, T-3-S, R-15-S, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found 1" diameter iron pipe in a monument box marking the intersection of the centerlines of Township Highway 133 and Township Highway 55;

thence on an assumed bearing of N 89° 51' 27" E along the centerline of Township Highway 55 a distance of 1257.99 feet to a point and being the **POINT OF BEGINNING**;

thence N 00° 01' 56" E a distance of 370.28 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 00° 10' 03" E a distance of 370.28 feet to a set MAG nail on the centerline of Township Road 55, passing a set iron rod a distance of 350.28 feet;

thence S 89° 51' 27" W along said centerline a distance of 1.29 feet to the **POINT OF BEGINNING**.

Containing in all 0.006 acre of land, more or less, of which 0.001 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 December, 2003.

Prior Deed Reference – Volume 134, Page 514, Volume 210, Page 95.

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

**LEGAL DESCRIPTION OF A 0.050 ACRE PARCEL
FOR FRED CULVER**

Being a parcel of land situated in part of the Northeast Quarter of Section 5, T-3-S, R-15-S, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found 1" diameter iron pipe in a monument box marking the intersection of the centerlines of Township Highway 133 and Township Highway 55;

thence on an assumed bearing of N 89° 51' 27" E along the centerline of Township Highway 55 a distance of 1257.99 feet to a point;

thence N 00° 01' 56" E a distance of 370.28 feet to a set iron rod and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 20.00 feet;

thence N 00° 10' 03" W a distance of 1121.13 feet to a set iron rod on the south line of the CSX Railroad property;

thence S 85° 58' 19" E along the south line of said Railroad property a distance of 3.91 feet to a set iron rod;

thence S 00° 01' 56" W a distance of 1120.85 feet to the **POINT OF BEGINNING**.

Containing in all 0.050 acre 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 December, 2003.

Prior Deed Reference – Volume 117, Page 539.

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