

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

**LEGAL DESCRIPTION OF A 109.443 ACRE PARCEL
FOR BERNARD BILS AND DARREL WALTON**

Being a parcel of land situated in part of the Southwest and Northwest Quarters of Section 4, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southwest Corner of said Section 4;

thence on an assumed bearing of N 90° 00' 00" E along the centerline of Township Highway 42 a distance of 732.59 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence N 00° 13' 11" W a distance of 3826.14 feet to a set iron rod on the south line of a parcel of land currently owned by B. G. Bils, passing a set iron rod a distance of 20.00 feet;

thence S 90° 00' 00" E along the south line of said Bils parcel and the south line of a parcel of land currently owned by the Bils Family Trust a distance of 1246.00 feet to a set iron rod marking the northwest corner of a parcel of land currently owned by F. M. Walton;

thence S 00° 13' 11" E along the west line of said Walton parcel a distance of 3826.14 feet to a set MAG nail on the centerline of Township Highway 42 marking the southwest corner of said Walton parcel, passing a set iron rod a distance of 3806.14 feet;

thence S 90° 00' 00" W along said centerline a distance of 1246.00 feet to the **POINT OF BEGINNING**.

Containing in all 109.443 acres of land, more or less, of which 0.572 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 March, 2004.

Prior Deed Reference – OR Volume 66, Page 361.
04029-S

Parcel #3

REFERENCE SURVEY VOL. 0
PAGE 215 IN THE TAX MAP OFFICE

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

**LEGAL DESCRIPTION OF A 1.731 ACRE PARCEL
FOR BERNARD BILS AND DARREL WALTON**

Being a parcel of land situated in part of the Southwest Quarter of Section 4, T-2-S,
R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southwest Corner of said
Section 4;

thence on an assumed bearing of N 90° 00' 00" E along the centerline of Township
Highway 42 a distance of 114.68 feet to a set MAG nail and being the **POINT OF
BEGINNING**;

thence N 00° 00' 00" E a distance of 213.00 feet to a set iron rod, passing a set iron rod a
distance of 20.00 feet;

thence N 90° 00' 00" E a distance of 354.00 feet to a set iron rod;

thence S 00° 00' 00" W a distance of 213.00 to a set MAG nail on the centerline of
Township Highway 42, passing a set iron rod a distance of 193.00 feet;

thence S 90° 00' 00" W along said centerline a distance of 354.00 feet to the **POINT OF
BEGINNING**.

Containing in all 1.731 acres of land, more or less, of which 0.163 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 March, 2004.

Prior Deed Reference – OR Volume 66, Page 361.

04029-S

Parcel #1

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

**LEGAL DESCRIPTION OF A 62.515 ACRE PARCEL
FOR BERNARD BILS AND DARREL WALTON**

Being a parcel of land situated in part of the Southwest and Northwest Quarters of Section 4, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southwest Corner of said Section 4 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 11' 06" W along the west line of said Section 4 a distance of 3826.13 feet to a set iron rod marking the southwest corner of a parcel of land currently owned by Charles B. Sweigard Trust;

thence S 90° 00' 00" E along the south line of said Sweigard Trust parcel and the south line of parcels of land currently owned by B. G. Bils a distance of 730.28 feet;

thence S 00° 13' 11" E along said centerline a distance of 3826.14 feet to a set iron MAG nail Township Highway 42, passing a set iron rod a distance of 3806.14 feet;

thence S 90° 00' 00" W a distance of 263.91 to a set MAG nail;

thence N 00° 00' 00" E a distance of 213.00 to a set iron rod, passing a set iron a distance of 20.00 feet;

thence S 90° 00' 00" W a distance of 354.00 feet to a set iron rod;

thence S 00° 00' 00" W a distance of 213.00 to a set MAG nail on the centerline of Township Highway 42, passing a set iron rod a distance of 193.00 feet;

thence S 90° 00' 00" W along said centerline a distance of 114.68 feet to the **POINT OF BEGINNING**.

Containing in all 62.515 acres of land, more or less, of which 0.174 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 March, 2004.

Prior Deed Reference – OR Volume 66, Page 361.

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Parcel #2