

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

**LEGAL DESCRIPTION OF A 3.393 ACRE PARCEL
FOR THE ESTATE OF HATTIE BINAU**

Being a parcel of land situated in part of the Southwest Quarter of Section 2, T-2-S,
R-13-E, Salem 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 2;

thence on an assumed bearing of N 00° 05' 49" E along the centerline of Township
Highway 104, passing a found railroad spike a distance of 427.53 feet and a set MAG
nail a distance of 429.57 feet, a total distance of 875.85 feet to a set MAG nail marking
the northwest corner of a parcel of land currently owned by W. P. Denney, Jr. and being
the **POINT OF BEGINNING**, referenced by a set iron rod situated N 89° 58' 01" E a
distance of 20.00 feet;

thence continuing N 00° 05' 49" E along said centerline a distance of 248.13 feet to a set
MAG nail marking the southwest corner of a parcel of land currently owned by G. L.
Davis;

thence S 89° 43' 34" E along the north line of said Davis parcel a distance of 361.85 feet
to a found iron pipe on the westerly limited access right-of-way line of U. S. Route 23
marking the southeast corner of said Davis parcel, passing a set iron pipe a distance of
19.94 feet;

thence S 23° 14' 12" E along said line a distance of 501.93 feet to a found iron pipe
marking the northeasterly corner of a parcel of land currently owned by I. & C.
Phonchone;

thence S 89° 58' 01" W along the northerly line of said Phonchone parcel a distance of
256.94 feet to a found iron pipe marking the southeast corner of the aforementioned
Denney parcel;

thence N 00° 05' 49" E along the east line of said Denney parcel a distance of 215.14 feet
to a set iron rod marking the northeast corner of said Denney parcel;

thence S 89° 58' 01" W along the north line of said Denney parcel a distance of 303.71
feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 283.71 feet.

Containing in all 3.393 acres of land, more or less, of which 0.114 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.

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tract 3

3.393 ac

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 August, 2004.

Prior Deed Reference – Volume 212, Page 243.

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**LEGAL DESCRIPTION OF A 52.752 ACRE PARCEL
FOR THE ESTATE OF HATTIE BINAU**

Being a parcel of land situated in part of the Southwest and Southeast Quarters of Section 2, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said Section 2 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 58' 48" W along the centerline of County Highway 42 a distance of 393.27 feet to a point marking the southeast corner of a parcel of land currently owned by D. Binau;

thence N 00° 02' 05" W along the east line of said D. Binau parcel a distance of 199.88 feet to a set iron rod marking the northeast corner of said D. Binau parcel, passing a set iron rod a distance of 20.00 feet;

thence S 89° 57' 34" W along the north line of said D. Binau parcel a distance of 249.20 feet to a set iron rod marking the northwest corner of said D. Binau parcel;

thence S 00° 57' 08" E along the west line of said D. Binau parcel a distance of 199.82 feet to a point on the centerline of County Highway 42 marking the southwest corner of said D. Binau parcel, passing a set iron rod a distance of 159.37 feet;

thence S 89° 58' 48" W along said centerline a distance of 535.25 feet to a found nail on the easterly line of the limited access right-of-way of U. S. Route 23;

thence N 00° 01' 12" W along said line a distance of 75.00 feet to a set iron rod;

thence N 86° 45' 39" W along said line a distance of 439.74 feet to a set iron rod;

thence N 22° 30' 24" W along said line a distance of 676.14 feet to a set iron rod;

thence N 24° 06' 31" W along said line a distance of 657.59 feet to a set iron rod on the south line of the north half of the southwest quarter;

thence S 89° 42' 35" E along the south line of the north half of the southwest quarter a distance of 1857.14 feet to a set iron rod on the west line of CSX Transportation;

thence S 27° 12' 27" E along the west line of CSX Transportation a distance of 938.49 feet to a set iron rod on the north line of the Village of Lovell;

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52.752 AC.

thence N 88° 53' 23" W along said line a distance of 140.53 feet to a set iron rod on the north-south half section line;

thence S 00° 33' 22" W along the north-south half section line a distance of 483.01 feet to the **POINT OF BEGINNING**.

Containing in all 52.752 acres of land, more or less, of which 0.889 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 August, 2004.

Prior Deed Reference – Volume 212, Page 243.

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**KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 10.706 ACRE PARCEL
FOR THE ESTATE OF HATTIE BINAU**

Being a parcel of land situated in part of the Northwest Quarter of Section 11, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section 11;

thence on an assumed bearing of S 89° 58' 48" W along the centerline of County Highway 42 a distance of 196.20 feet to a found railroad spike marking the northwest corner of a parcel of land currently owned by S. L. Mooney, et al and being the **POINT OF BEGINNING**;

thence S 00° 06' 56" E along the west line of said Mooney parcel and the west line of a parcel of land currently owned by V. Schmidt a distance of 826.87 feet to a set iron rod on the north line of a parcel of land currently owned by F. F. Derr, passing a set iron rod a distance of 20.00 feet;

thence N 89° 46' 09" W along the north line of said Derr parcel a distance of 562.93 feet to a found iron rod marking the southeast corner of a parcel of land currently owned by B. Butler et al;

thence N 00° 22' 59" W along the east line of said Butler parcel a distance of 824.43 feet to a found nail on the centerline of county Highway 42 marking the northeast corner of said Butler parcel, passing a found iron rod a distance of 774.04 feet;

thence N 89° 58' 48" E along said centerline a distance of 566.77 feet to the **POINT OF BEGINNING**.

Containing in all 10.706 acres of land, more or less, of which 0.424 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 August, 2004.

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**KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.101 ACRE PARCEL
FOR THE ESTATE OF HATTIE BINAU**

Being a parcel of land situated in part of the Southwest Quarter of Section 2, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said Section 2;

thence on an assumed bearing of S 89° 58' 48" W along the centerline of County Highway 42 a distance of 393.27 feet to a point marking the southeast corner of a parcel of land currently owned by D. Binau et ux and being the **POINT OF BEGINNING** referenced by a set iron rod situated N 00° 02' 05" W a distance of 20.00 feet;

thence continuing S 89° 58' 48" W along said centerline a distance of 22.00 feet to a set MAG nail;

thence N 00° 02' 05" W a distance of 199.87 feet to a set iron rod on the north line of said D. Binau parcel, passing a set iron rod a distance of 20.00 feet;

thence N 89° 57' 34" E along the north line of said D. Binau parcel a distance of 22.00 feet to a set iron rod marking the northeast corner of said D. Binau parcel;

thence S 00° 02' 05" E along the east line of said D. Binau parcel a distance of 199.88 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 179.88 feet.

Containing in all 0.101 acre of land, more or less, of which 0.010 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 August, 2004.

Prior Deed Reference -- Volume 169, Page 342.

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TRACT 1

0.101 AC.

**KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 6.540 ACRE PARCEL
FOR THE ESTATE OF HATTIE BINAU**

Being a parcel of land situated in part of the Southwest Quarter of Section 2, T-2-S, R-13-E, Salem 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 2 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 05' 49" E along the centerline of Township Highway 104 a distance of 429.57 feet to a set MAG nail marking the southwest corner of a parcel of land currently owned by I. & C. Phonchone, passing a found railroad spike a distance of 427.53 feet;

thence N 89° 57' 46" E along the south line of said Phonchone parcel a distance of 653.21 feet to a set iron rod marking a corner of said Phonchone parcel;

thence N 00° 05' 49" E along a line of said Phonchone parcel a distance of 16.00 feet to a found iron pipe marking a corner of said Phonchone parcel;

thence N 89° 57' 46" E along a line of said Phonchone parcel a distance of 0.14 feet to a point on the westerly limited access right-of-way line of U. S. Rout 23 marking a corner of said Phonchone parcel, said point being referenced by the last mentioned found iron pipe;

thence S 23° 14' 12" E along said line a distance of 381.67 feet to a set iron rod;

thence S 85° 18' 34" W along said line a distance of 491.22 feet to a set iron rod;

thence S 00° 01' 12" E along said line a distance of 55.00 feet to a set MAG nail on the centerline of County Highway 42, referenced by the last mentioned set iron rod;

thence S 89° 58' 48" W along said centerline a distance of 315.13 feet to the **POINT OF BEGINNING**.

Containing in all 6.540 acres of land, more or less, of which 0.421 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.

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TRACT 2 6.540 Ac.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in August, 2004.

Prior Deed Reference -- Volume 212, Page 243.

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