

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

**LEGAL DESCRIPTION OF A 169.526 ACRE PARCEL
FOR THE ESTATE OF LEEFE ALICE EDIE**

Being a parcel of land situated in part of the Southwest and Southeast Quarters of Section 35 and the Southwest Quarter of Section 36, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box on the centerline of Township Highway 125 marking the Southwest Corner of said Section 35;

thence on an assumed bearing of N 89° 26' 43" E along the south line of said Section 35 a distance of 1502.00 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence N 00° 21' 21" W a distance of 2652.35 feet to a set MAG nail on the east-west half section line of said Section 35, passing a set iron rod a distance of 2625.35 feet;

thence N 89° 30' 23" E along said half section line a distance of 631.99 feet to a set MAG nail on the west line of the Village of Little Sandusky;

thence S 00° 41' 06" E along the west line of the Village of Little Sandusky a distance of 715.51 feet to a set iron rod marking the southwest corner of said Village, passing a set iron rod a distance of 19.64 feet;

thence N 89° 51' 32" E along the south line of the Village of Little Sandusky a distance of 128.16 feet to a set iron rod;

thence S 00° 12' 14" W a distance of 12.00 feet to a set iron rod;

thence N 89° 51' 32" E a distance of 12.00 feet to a set iron rod on the west line of a parcel of land currently owned by the Board of Trustees of Pitt Township for cemetery purposes;

thence S 00° 12' 14" W along said line a distance of 165.77 feet to a found iron rod marking the southwest corner of said parcel;

thence N 77° 35' 09" E along the south line of said parcel a distance of 307.46 feet to a set iron rod;

thence N 78° 06' 47" E a distance of 157.64 feet to a set iron rod marking the most southerly corner of the "Public Cemetery" lot, as shown on the Original Plat of Little Sandusky (Cabinet "A", Slide 358);

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(TRACT 2) (169.526A)

thence N 54° 42' 15" E along the southeast line of said cemetery lot a distance of 139.50 feet to a set iron rod on the south line of the Village of Little Sandusky;

thence N 89° 51' 32" E a distance of 355.09 feet to a set iron rod marking a corner of Lot 143 of the Village of Little Sandusky;

thence N 26° 05' 14" E along a southeasterly line of said Lot 143 a distance of 83.16 feet to a set iron rod marking the southwest corner of Lot 144 of said village;

thence N 51° 44' 33" E along the south line of said Lot 144 a distance of 63.08 feet to a set iron rod marking the southwest corner of Lot 145 of said village (southeast corner said Lot 144) ;

thence N 50° 30' 31" E along the southeast line of said Lot 145 a distance of 136.35 feet to a set iron rod marking the southeast corner of Jefferson Street (northeast corner said Lot 145);

thence N 08° 18' 01" E along the east line of Jefferson Street a distance of 50.71 feet to a set iron rod marking the southeast corner of Lot 124 of said village (northeast corner of Jefferson Street);

thence N 01° 51' 32" E along the east line of said Lot 124 a distance of 85.14 feet to a set iron rod marking the northeast corner of said Lot 124;

thence N 68° 31' 48" W along the north line of said Lot 124 a distance of 127.36 feet to a set iron rod marking the northeast corner of Lot 123 of said village (northwest corner said Lot 124);

thence N 56° 52' 54" W along the north line of said Lot 123 a distance of 60.17 feet to a set iron rod marking a corner of Lot 122 of said village (northwest corner said Lot 123);

thence N 24° 43' 33" W along an easterly line of said Lot 122 a distance of 38.49 feet to a set iron rod marking the southeast corner of Adams Street (a corner of Lot 122);

thence N 04° 34' 54" E along the east line of Adams Street a distance of 50.33 feet to a set iron rod marking a corner of Lot 104 of said village (northeast corner of Adams Street);

thence N 68° 39' 45" E along an easterly line of said Lot 104 a distance of 51.35 feet to a set iron rod marking a corner of said Lot 104;

thence N 47° 51' 32" E along an easterly line of said Lot 104, extended, a distance of 71.82 feet to a set iron MAG nail on the centerline of County Highway 113, passing a set iron rod a distance of 18.90 feet;

thence S 37° 17' 12" E along said centerline a distance of 264.29 feet to a set MAG nail referenced by a set iron rod situated S 75° 10' 59" W a distance of 82.96 feet, said MAG nail at S. T. Station 194+68.79 marking the beginning of a spiral curve having the following criteria:

Delta = $21^{\circ} 57' 36''$
Rc = 1145.92'
Ls = 200.00'
Ts = 321.79'
Lc = 239.20'
Es = 22.83'

thence southeasterly along said curve and the centerline of County Highway 113 a distance of 200.00 (chord = $S 38^{\circ} 57' 12'' E$, 199.14 feet) to a set MAG nail referenced by a set iron rod situated $S 47^{\circ} 42' 48'' W$ a distance of 67.81 feet, said MAG nail at C. S. Station 192+68.79;

thence southeasterly along said curve and the centerline of County Highway 113 a distance of 239.20 (chord = $S 48^{\circ} 16' 00'' E$, 238.77 feet) to a set MAG nail referenced by a set iron rod situated $S 35^{\circ} 45' 12'' W$ a distance of 45.54 feet, said MAG nail at S. C. Station 190+31.12;

thence southeasterly along said curve and the centerline of County Highway 113 an distance of 200.00 (chord = $S 57^{\circ} 34' 48'' E$, 199.14 feet) to a set MAG nail referenced by a set iron rod situated $S 30^{\circ} 45' 12'' W$ a distance of 45.00 feet, said MAG nail at T. S. Station 188+31.12;

thence $S 59^{\circ} 14' 48'' E$ along said centerline a distance of 1899.32 feet to a found MAG nail referenced by a set iron rod situated $S 89^{\circ} 08' 01'' W$ a distance of 85.83 feet, said MAG nail marking the intersection of the centerlines of County Highway 126 and County Highway 113;

thence $S 14^{\circ} 05' 26'' W$ along the centerline of County Highway 126 a distance of 900.86 feet to a found stone in a monument box on the south line of Section 36 marking the northeast corner of Section 2 (northwest corner Section 1), T-4-S, R-14-E;

thence $N 89^{\circ} 55' 18'' W$ along the south line of said Section 36 a distance of 89.50 feet to a set iron rod marking the southeast corner of said Section 35 (southwest corner said Section 36);

thence $S 89^{\circ} 26' 43'' W$ along the south line of said Section 35 a distance of 3763.73 feet to the **POINT OF BEGINNING**.

Containing in all 169.526 acres of land, more or less, of which 3.688 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, 2004.

Prior Deed Reference – Volume 206, Page 721.
04158-S **Tract 2**

KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 0.334 ACRE PARCEL
FOR THE ESTATE OF LEEFE ALICE EDIE**

Being a parcel of land situated in part of the Southwest and Southeast Quarters of Section 35, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the Southwest corner of Lot 127 of the Original Plat of the Village of Little Sandusky;

thence on an assumed bearing of N 89° 51' 32" E along the south line of said Lot 127 a distance of 8.03 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence continuing N 89° 51' 32" E along the south line of the Village of Little Sandusky a distance of 380.62 feet to a set iron rod on the southwest line of the "Public Cemetery" lot, as shown on the Original Plat of Little Sandusky (Cabinet "A", Slide 358);

thence S 34° 35' 18" E along the southwest line of said cemetery lot a distance of 97.40 feet to a set iron rod marking the most southerly corner of said cemetery lot;

thence S 78° 06' 47" W a distance of 157.64 feet to a set iron rod marking the southeast corner of a parcel of land currently owned by the Board of Trustees of Pitt Township for cemetery purposes;

thence N 01° 00' 42" W along an easterly line of said parcel a distance of 88.37 feet to a found railroad rail in concrete marking a corner of said parcel;

thence N 62° 57' 39" W along a northeasterly line of said parcel a distance of 29.61 feet to a found railroad rail in concrete marking a corner of said parcel;

thence N 87° 45' 53" W along a northerly line of said parcel a distance of 253.91 feet to the **POINT OF BEGINNING**.

Containing in all 0.334 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, 2004.

REFERENCE SURVEY VOL. D
PAGE 243 IN THE TAX MAP OFFICE
(TRACT 4) (0.334)

Prior Deed Reference – Volume 206, Page 721.

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Tract 4

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

**LEGAL DESCRIPTION OF A 0.097 ACRE PARCEL
FOR THE ESTATE OF LEEFE ALICE EDIE**

Being a parcel of land situated in part of Lot 126 of the Original Plat of the Village of Little Sandusky and part of the Southwest Quarter of Section 35, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod on the south line of Jefferson Street marking the northeast corner of said Lot 126 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 41' 06" E along the east line of said Lot 126 a distance of 200.00 feet to a set iron rod marking the southeast corner of said Lot 126;

thence S 89° 51' 32" W along the south line of said Lot 126 a distance of 10.01 feet to a found concrete post on the west line of a parcel of land currently owned by the Board of Trustees of Pitt Township for cemetery purposes;

thence S 00° 12' 14" W along said line a distance of 12.00 feet to a set iron rod;

thence S 89° 51' 32" W a distance of 12.00 feet to a set iron rod;

thence N 00° 12' 14" E a distance of 212.00 feet to a set iron rod on the north line of said Lot 126 (south line Jefferson Street), passing a set iron rod a distance of 12.00 feet;

thence N 89° 51' 32" E along the North line of said Lot 126 (south line Jefferson Street) a distance of 18.90 feet to the **POINT OF BEGINNING**.

Containing in all 0.097 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, 2004.

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Tract 3

REFERENCE SURVEY VOL. 0
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(TRACT 3) (0.097A)

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UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 0.308 ACRE PARCEL
FOR THE ESTATE OF LEEFE ALICE EDIE**

Being a parcel of land situated in part of Lots 135, 136 and 137 and part of the "Public Cemetery" lot of the Original Plat of the Village of Little Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the northeast corner of said Lot 137 (intersection of the south line of Jefferson Street and the west line of Franklin Street) and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 41' 06" E along the east line of said Lot 137 (west line of Franklin Street) a distance of 200.00 feet to a set iron rod marking the southeast corner of said Lot 137;

thence S 89° 51' 32" W along the south line of said Lot 137 a distance of 17.85 feet to a set iron rod;

thence N 26° 47' 06" W a distance of 223.75 feet to a set iron rod on the south line of Jefferson Street;

thence N 89° 51' 32" E along the south line of Jefferson Street a distance of 116.29 feet to the **POINT OF BEGINNING**.

Containing in all 0.308 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, 2004.

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Tract 5

REFERENCE SURVEY VOL. D
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(TRACT 5) (0.308A)

KOEHLER SURVEYING, INC.
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UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 91.484 ACRE PARCEL
FOR THE ESTATE OF LEEFE ALICE EDIE**

Being a parcel of land situated in part of the Southwest Quarter of Section 35, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box on the centerline of Township Highway 125 marking the Southwest Corner of said Section 35 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 21' 21" W along the centerline of Township Highway 125 a distance of 2653.96 feet to a found iron rod in a monument box marking the west quarter post of said Section 35;

thence N 89° 30' 23" E along the east-west half section line of said Section 35 a distance of 1502.00 feet to a set MAG nail;

thence S 00° 21' 21" E a distance of 2652.35 feet to a set iron rod on the south line of said Section 35, passing a set iron rod a distance of 27.00 feet;

thence S 89° 26' 43" W along the south line of said Section 35 a distance of 1502.00 feet to the **POINT OF BEGINNING**;

Containing in all 91.484 acres of land, more or less, of which 2.710 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, 2004.

Prior Deed Reference – Volume 206, Page 721.

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Tract 1

REFERENCE SURVEY VOL. D
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(TRACT 1) (91.484A)