

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

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LEGAL DESCRIPTION OF A 4.060 ACRE PARCEL  
FOR EARL SCHMITZ

Being a parcel of land situated in part of the Southeast Quarter of Section 17, the Northeast Quarter of Section 20, T-1-S, R-13-E and part of Wonder and Messmore's Addition, in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a found concrete monument on the northwesterly right-of-way line of West Street marking the most southerly corner of Lot 5 of Wonder and Messmore's Addition and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 41° 11' 28" W along the southerly line of said Lot 5 (northerly line Lot 6) a distance of 114.22 feet to a set iron rod marking the most northerly corner of a parcel of land currently owned by D. A. Cole;

thence S 48° 48' 11" W along the westerly line of said Cole parcel a distance of 96.07 feet to a found concrete monument marking the most westerly corner of said Cole parcel;

thence S 41° 11' 28" E along the southerly line of said Cole parcel a distance of 114.22 feet to a found concrete monument on the northwesterly right-of-way line of West Street marking the most southerly corner of said Cole parcel;

thence S 48° 48' 11" W along the northwesterly right-of-way line of said West Street a distance of 150.14 feet to a found concrete monument marking the most easterly corner of a parcel of land currently owned by T. W. Kline, et ux;

thence N 41° 11' 16" W along an easterly line of said Kline parcel and an easterly line of a parcel of land currently owned by E. Myers a distance of 315.70 feet to a found concrete monument marking a corner of said Myers parcel, passing a found iron rod a distance of 114.22 feet and a found iron pipe a distance of 198.02 feet;

thence N 06° 26' 01" E along an east line of said E. Myers parcel and an east line of a parcel of land currently owned by D. L. Myers a distance of 256.00 feet to a found concrete monument on the south line of the former A. C. & Y. Railroad (Findlay Branch);

thence N 85° 52' 12" W along the south line of said former railroad a distance of 322.35 feet to a point;

(TRACT 2)  
(4.060 A)

REFERENCE SURVEY VOL. D  
PAGE 252 IN THE TAX MAP OFFICE

thence N 03° 57' 34" E a distance of 50.00 feet to a set iron rod on the north line of said former railroad, passing a set iron rod a distance of 6.00 feet;

thence S 85° 52' 12" E along the north line of said former railroad a distance of 324.43 feet to a set iron rod;

thence S 06° 25' 08" W along a line of said former railroad a distance of 4.00 feet to a set iron rod;

thence S 85° 52' 12" E along the north line of said former railroad a distance of 89.81 feet to a set iron rod marking a P.T. (Station 18+00) of a curve;

thence along the north line of said former railroad an arc distance of 308.43 feet along a curve to the left having a radius of 7635.01 feet, a chord of 308.41 feet and a chord bearing of S 87° 01' 38" E to a found iron pipe marking a corner of a parcel of land currently owned by G. H. Craft, et ux;

thence S 01° 33' 57" W along a westerly line of said Craft parcel a distance of 50.74 feet to a found concrete monument on the south line of said former railroad parcel marking a corner of said Craft parcel;

thence S 87° 14' 04" E along the south line of said former railroad a distance of 7.14 feet to a found concrete monument marking a corner of a parcel of land currently owned by L. Snook;

thence S 48° 48' 11" W along the westerly line of said Snook parcel a distance of 33.97 feet to a found concrete monument marking the most westerly corner of said Snook parcel;

thence S 41° 11' 28" E along the southerly line of said Snook parcel a distance of 84.11 feet to a set iron rod marking the most northerly corner of a parcel of land currently owned by W. H. Luman, Jr.;

thence S 48° 48' 11" W along a westerly line of said Luman parcel and a westerly line of a parcel of land currently owned by A. Sweet, et ux, a distance of 136.08 feet to a found concrete monument marking the most westerly corner of said Luman parcel;

thence S 41° 11' 28" E along the southerly line of said Sweet parcel a distance of 114.22 feet to a set iron rod on the northwesterly right-of-way line of West Street marking the most southerly corner of said Sweet parcel;

thence S 48° 48' 11" W along said right-of-way line a distance of 61.91 feet to the **POINT OF BEGINNING.**

Containing in all 4.060 acres 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 January, 2005.

Prior Deed Reference – O. R. Volume 2, Page 280.

05007-S

**TRACT 2**

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 0.459 ACRE PARCEL**  
**FOR EARL SCHMITZ**

Being a parcel of land situated in part of the Southeast Quarter of Section 17 and the Northeast Quarter of Section 20, T-1-S, R-13-E, in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the intersection of the east right-of-way line of St. Mary's Street and the south line of the former A. C. & Y Railroad (Findlay Branch) and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 03° 57' 34" E along the east right-of-way line of St. Mary's Street a distance of 50.00 feet to a point on the north line of said former railroad, referenced by the last mentioned set iron rod;

thence S 85° 52' 12" E along the north line of said former railroad a distance of 400.00 feet to a set iron rod;

thence S 03° 57' 34" W a distance of 50.00 feet to a point on the south line of said former railroad, passing a set iron rod a distance of 44.00 feet;

thence N 85° 52' 12" W along the south line of said former railroad a distance of 400.00 feet to the **POINT OF BEGINNING**;

Containing in all 0.459 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 January, 2005.

Prior Deed Reference – O. R. Volume 2, Page 280.

05007-S

**TRACT 1**

REFERENCE SURVEY VOL. D  
PAGE 252 IN THE TAX MAP OFFICE

(Tract 1) (0.459 ac.)

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 4.060 ACRE PARCEL  
FOR EARL SCHMITZ**

Being a parcel of land situated in part of the Southeast Quarter of Section 17, the Northeast Quarter of Section 20, T-1-S, R-13-E and part of Wonder and Messmore's Addition, in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a found concrete monument on the northwesterly right-of-way line of West Street marking the most southerly corner of Lot 5 of Wonder and Messmore's Addition and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 41° 11' 28" W along the southerly line of said Lot 5 (northerly line Lot 6) a distance of 114.22 feet to a set iron rod marking the most northerly corner of a parcel of land currently owned by D. A. Cole;

thence S 48° 48' 11" W along the westerly line of said Cole parcel a distance of 96.07 feet to a found concrete monument marking the most westerly corner of said Cole parcel;

thence S 41° 11' 28" E along the southerly line of said Cole parcel a distance of 114.22 feet to a found concrete monument on the northwesterly right-of-way line of West Street marking the most southerly corner of said Cole parcel;

thence S 48° 48' 11" W along the northwesterly right-of-way line of said West Street a distance of 150.14 feet to a found concrete monument marking the most easterly corner of a parcel of land currently owned by T. W. Kline, et ux;

thence N 41° 11' 16" W along an easterly line of said Kline parcel and an easterly line of a parcel of land currently owned by E. Myers a distance of 315.70 feet to a found concrete monument marking a corner of said Myers parcel, passing a found iron rod a distance of 114.22 feet and a found iron pipe a distance of 198.02 feet;

thence N 06° 26' 01" E along an east line of said E. Myers parcel and an east line of a parcel of land currently owned by D. L. Myers a distance of 256.00 feet to a found concrete monument on the south line of the former A. C. & Y. Railroad (Findlay Branch);

thence N 85° 52' 12" W along the south line of said former railroad a distance of 322.35 feet to a point;

(TRACT 2)  
(4.060 A)

REFERENCE SURVEY VOL. D  
PAGE 252 IN THE TAX MAP OFFICE

thence N 03° 57' 34" E a distance of 50.00 feet to a set iron rod on the north line of said former railroad, passing a set iron rod a distance of 6.00 feet;

thence S 85° 52' 12" E along the north line of said former railroad a distance of 324.43 feet to a set iron rod;

thence S 06° 25' 08" W along a line of said former railroad a distance of 4.00 feet to a set iron rod;

thence S 85° 52' 12" E along the north line of said former railroad a distance of 89.81 feet to a set iron rod marking a P.T. (Station 18+00) of a curve;

thence along the north line of said former railroad an arc distance of 308.43 feet along a curve to the left having a radius of 7635.01 feet, a chord of 308.41 feet and a chord bearing of S 87° 01' 38" E to a found iron pipe marking a corner of a parcel of land currently owned by G. H. Craft, et ux;

thence S 01° 33' 57" W along a westerly line of said Craft parcel a distance of 50.74 feet to a found concrete monument on the south line of said former railroad parcel marking a corner of said Craft parcel;

thence S 87° 14' 04" E along the south line of said former railroad a distance of 7.14 feet to a found concrete monument marking a corner of a parcel of land currently owned by L. Snook;

thence S 48° 48' 11" W along the westerly line of said Snook parcel a distance of 33.97 feet to a found concrete monument marking the most westerly corner of said Snook parcel;

thence S 41° 11' 28" E along the southerly line of said Snook parcel a distance of 84.11 feet to a set iron rod marking the most northerly corner of a parcel of land currently owned by W. H. Luman, Jr.;

thence S 48° 48' 11" W along a westerly line of said Luman parcel and a westerly line of a parcel of land currently owned by A. Sweet, et ux, a distance of 136.08 feet to a found concrete monument marking the most westerly corner of said Luman parcel;

thence S 41° 11' 28" E along the southerly line of said Sweet parcel a distance of 114.22 feet to a set iron rod on the northwesterly right-of-way line of West Street marking the most southerly corner of said Sweet parcel;

thence S 48° 48' 11" W along said right-of-way line a distance of 61.91 feet to the **POINT OF BEGINNING**.

Containing in all 4.060 acres 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 January, 2005.

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05007-S

**TRACT 2**