

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

---

LEGAL DESCRIPTION OF A 0.412 ACRE PARCEL  
FOR THE ESTATE OF DOROTHY McKINNON

Being a parcel of land situated in part of the Southeast Quarter of Section 36, T-1-S,  
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southeast Corner of said  
Section 36;

thence on an assumed bearing of N 89° 23' 35" W along the centerline of County Highway  
4 a distance of 1506.41 feet to a point and being the **POINT OF BEGINNING**, referenced  
by a set iron rod situated N 47° 31' 29" W a distance of 29.97 feet;

thence continuing N 89° 23' 35" W along said centerline a distance of 22.15 feet to a set  
MAG nail;

thence N 00° 07' 49" E a distance of 1140.48 feet to a set iron rod, passing a set iron rod for  
reference a distance of 20.00 feet;

thence S 89° 23' 39" E a distance of 9.30 feet to a point referenced by the last mentioned  
set iron rod;

thence S 00° 30' 54" E a distance of 1140.66 feet to the **POINT OF BEGINNING**.

Containing in all 0.412 acres 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 May, 2007.

07051-S

Tract 5



(TRACTS)

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

---

**LEGAL DESCRIPTION OF A 5.733 ACRE PARCEL  
FOR THE ESTATE OF DOROTHY McKINNON**

Being a parcel of land situated in part of the Southeast Quarter of Section 36, T-1-S,  
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southeast Corner of said  
Section 36;

thence on an assumed bearing of N 00° 23' 44" E along the centerline of County  
Highway 107 a distance of 1140.48 feet to a set MAG nail marking the northeast corner  
of a parcel of land currently owned by P. & J. Miller and being the **POINT OF  
BEGINNING**;

thence N 89° 23' 39" W along the north line of said Miller parcel a distance of 1533.84  
feet to a set iron rod, passing a set iron rod for reference a distance of 25.00 feet;

thence N 00° 04' 20" E a distance of 506.15 feet to a set iron rod;

thence S 89° 23' 20" E a distance of 404.00 feet to a set iron rod;

thence S 00° 04' 20" W a distance of 466.00 feet to a set iron rod;

thence S 89° 23' 20" E a distance of 1130.07 feet to a set MAG nail on the centerline of  
County Highway 107, passing a set iron rod for reference a distance of 1105.07 feet;

thence S 00° 23' 44" W along said centerline a distance of 40.00 feet to the **POINT OF  
BEGINNING**.

Containing in all 5.733 acres of land, more or less, of which 0.018 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.

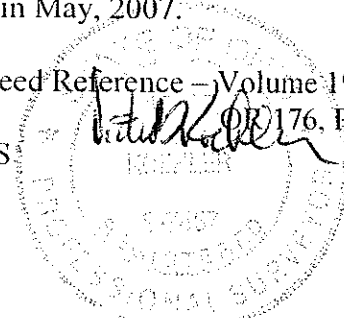
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in May, 2007.

Prior Deed Reference — Volume 196, Page 974; OR Volume 66, Page 371;  
OR Volume 176, Page 213.

07051-S

Tract 1



(TRACT 1)  
REFERENCE SURVEY VOL. D  
PAGE 344 IN THE TAX MAP OFFICE

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

---

**LEGAL DESCRIPTION OF A 44.595 ACRE PARCEL  
FOR THE ESTATE OF DOROTHY McKINNON**

Being a parcel of land situated in part of the Southeast Quarter of Section 36, T-1-S,  
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the East Quarter Post of said Section 36;

thence on an assumed bearing of S 00° 23' 44" W along the centerline of County Highway  
107 a distance of 331.13 feet to a set iron rod marking the southeast corner of a parcel of  
land currently owned by M. Dible, et ux, and being the **POINT OF BEGINNING**;

thence continuing S 00° 23' 44" W along said centerline a distance of 1132.22 feet to a set  
MAG nail;

thence N 89° 23' 20" W a distance of 1130.07 feet to a set iron rod, passing a set iron rod  
for reference a distance of 25.00 feet;

thence N 00° 04' 20" E a distance of 466.00 feet to a set iron rod;

thence N 89° 23' 20" W a distance of 404.00 feet to a set iron rod;

thence N 00° 04' 20" E a distance of 1005.23 feet to a set iron rod on the east-west half  
section line of said Section 36;

thence S 89° 05' 54" E a distance of 1160.07 feet to a point marking the northwest corner  
of the aforementioned Dible parcel, referenced by a found iron rod situated  
N 00° 13' 57" W a distance of 1.42 feet;

thence S 00° 13' 57" E along the west line of said Dible parcel a distance of 331.79 feet to a  
found iron rod marking the southwest corner of said parcel;

thence S 89° 11' 26" E along the south line of said Dible parcel a distance of 378.71 feet to  
the **POINT OF BEGINNING**.

Containing in all 44.595 acres of land, more or less, of which 0.52 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 May, 2007.

Prior Deed Reference – Volume 196, Page 974; OR Volume 66, Page 371;  
OR 176, Page 213.

07051-S

**Tract 2**



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

---

**LEGAL DESCRIPTION OF A 2.874 ACRE PARCEL  
FOR THE ESTATE OF DOROTHY McKINNON**

Being a parcel of land situated in part of the Southeast Quarter of Section 36, T-1-S,  
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southeast Corner of said  
Section 36;

thence on an assumed bearing of N 89° 23' 35" W along the centerline of County Highway  
4, passing a set MAG nail a distance of 1528.56 feet, a total distance of 1697.57 feet to a set  
MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated  
N 17° 08' 45" W a distance of 21.00 feet;

thence continuing N 89° 23' 35" W along said centerline a distance of 248.18 feet to a set  
MAG nail marking the southeast corner of a parcel of land currently owned by D. Doty,  
et al;

thence N 01° 09' 51" E along the east line of said Doty parcel a distance of 401.07 feet to a  
point on or near the centerline of an open ditch and situated on the east line of a parcel land  
currently owned by D. & R. Yeater, passing a found iron pipe for reference a distance of  
29.84 feet and a found rod marking the northeast corner of said Doty parcel a distance of  
388.28 feet;

thence N 85° 18' 19" E on or near the centerline of said open ditch a distance of 249.67 feet  
to a point referenced by a set iron rod situated S 14° 44' 55" E a distance of 14.09 feet;

thence S 78° 01' 25" E on or near the centerline of said open ditch a distance of 75.97 feet  
to a point referenced by a set iron rod situated S 29° 07' 39" W a distance of 18.80 feet;

thence S 18° 50' 11" E on or near the centerline of said open ditch a distance of 48.82 feet  
to a point referenced by a set iron rod situated N 39° 55' 06" W a distance of 38.83 feet;

thence S 06° 53' 44" W on or near the centerline of said open ditch a distance of 65.97 feet  
to a point referenced by a set iron rod situated N 75° 05' 58" W a distance of 11.55 feet;

thence S 17° 03' 09" W on or near the centerline of said open ditch a distance of 310.23  
feet to the **POINT OF BEGINNING**.

Containing in all 2.874 acres of land, more or less, of which 0.018 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 May, 2007.

Prior Deed Reference – Volume 196, Page 974; OR Volume 66, Page 371;  
OR 176, Page 213.

07051-S

**Tract 3**



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

---

LEGAL DESCRIPTION OF A 45.470 ACRE PARCEL  
FOR THE ESTATE OF DOROTHY McKINNON

Being a parcel of land situated in part of the Southeast Quarter of Section 36, T-1-S,  
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southeast Corner of said  
Section 36;

thence on an assumed bearing of N 89° 23' 35" W along the centerline of County Highway  
4 a distance of 1528.56 feet to a set MAG nail and being the **POINT OF BEGINNING**,  
referenced by a set iron rod situated N 00° 07' 49" E a distance of 20.00 feet;

thence continuing N 89° 23' 35" W along said centerline a distance of 169.01 feet to a set  
MAG nail on or near the centerline of an open ditch, referenced by a set iron rod situated  
N 17° 08' 45" W a distance of 21.00 feet;

thence N 17° 03' 09" E on or near the centerline of said open ditch a distance of 310.23 feet  
to a point referenced by a set iron rod situated N 75° 05' 58" W a distance of 11.55 feet;

thence N 06° 53' 44" E on or near the centerline of said open ditch a distance of 65.97 feet  
to a point referenced by a set iron rod situated N 39° 55' 06" W a distance of 38.83 feet;

thence N 18° 50' 11" W on or near the centerline of said open ditch a distance of 48.82 feet  
to a point referenced by a set iron rod situated S 29° 07' 39" W a distance of 18.80 feet;

thence N 78° 01' 25" W on or near the centerline of said open ditch a distance of 75.97 feet  
to a point referenced by a set iron rod situated S 14° 44' 55" E a distance of 14.09 feet;

thence S 85° 18' 19" W on or near the centerline of said open ditch a distance of 249.67  
feet to a point on the east line of a parcel of land currently owned by D. & R. Yeater,  
referenced by a found iron pipe situated S 01° 09' 51" W a distance of 12.79 feet;

thence N 01° 09' 51" E along the east line of said Yeater parcel a distance of 234.31 feet to  
a found iron pipe marking a corner of said parcel;

thence S 89° 06' 03" W along a line of said Yeater parcel a distance of 126.88 feet to a  
found post marking a corner of said parcel, passing a found iron rod for reference a distance  
of 124.88 feet;

thence N 00° 35' 27" W along a line of said Yeater parcel a distance of 730.22 feet to a  
found post marking a corner of said parcel, passing a found iron rod for reference a distance  
of 728.22 feet;

thence N 89° 26' 43" W along a line of said Yeater parcel a distance of 423.97 feet to a found post marking a corner of said parcel, passing a found iron rod for reference a distance of 391.12 feet;

thence N 00° 36' 31" E along a line of said Yeater parcel a distance of 163.69 feet to a found post marking a corner of said parcel, passing a found iron rod for reference a distance of 161.69 feet;

thence N 82° 35' 55" W along a line of said Yeater parcel a distance of 175.81 feet to a point on the north-south half section line of said Section 36, referenced by a found iron pipe situated N 82° 35' 55" W a distance of 1.60 feet;

thence N 01° 05' 02" W along the north-south half section line a distance of 1112.03 feet to a found post marking the center of said Section 36, passing a set iron rod for reference a distance of 1110.03 feet;

thence S 89° 05' 54" E along the east-west half section line a distance of 1160.89 feet to a set iron rod;

thence S 00° 04' 20" W a distance of 1511.38 feet to a set iron rod, passing a set iron rod a distance of 1005.23 feet;

thence S 00° 07' 49" W a distance of 1140.48 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 1120.48 feet.

Containing in all 45.470 acres of land, more or less, of which 0.076 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 May, 2007.

Prior Deed Reference – Volume 196, Page 974; OR Volume 66, Page 371;  
OR 176, Page 213.

07051-S

**Tract 4**

