

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

LEGAL DESCRIPTION OF A 0.154 ACRE PARCEL
FOR THE ESTATE OF RICHARD E. ALBAN

Being a parcel of land situated in part of the Southwest Quarter of Section 3, T-4-S, R-15-E, Antim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron pipe marking the South Quarter Post of said Section 3;

thence on an assumed bearing of S 89° 25' 43" W along the centerline of State Route 294 (south line of said Section 3), passing 3 set MAG nails a distance of 205.00 feet, 375.00 feet and 704.00 feet respectively, a total distance of 882.98 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by G. Alban, et ux;

thence N 00° 22' 14" W along the east line of said G. Alban parcel a distance of 350.00 feet to a set iron rod marking the northeast corner of said parcel and being the POINT OF BEGINNING, passing a set iron rod for reference a distance of 30.00 feet;

thence S 89° 25' 43" W along the north line of said Alban parcel a distance of 185.80 feet to a set MAG nail on the centerline of State Route 231/294, passing a set iron rod for reference a distance of 152.76 feet;

thence N 24° 11' 49" E along said centerline a distance of 79.73 feet to a set MAG nail;

thence S 65° 09' 40" E a distance of 168.72 feet to the POINT OF BEGINNING, passing a set iron rod for reference a distance of 30.00 feet.

Containing in all 0.154 acre of land, more or less, of which 0.050 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 October, 2007.

Prior Deed Reference – Volume 149, Page 178.

07142-S

Tract 3

REFERENCE SURVEY VOL. D
PAGE 300 IN THE TAX MAP OFFICE

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

LEGAL DESCRIPTION OF A 62.701 ACRE PARCEL
FOR THE ESTATE OF RICHARD E. ALBAN

Being a parcel of land situated in part of the Southwest and Southeast Quarters of Section 3, T-4-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron pipe marking the South Quarter Post of said Section 3 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 25' 43" W along the centerline of State Route 294 (south line of said Section 3) a distance of 205.00 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by A. Buckley;

thence N 00° 34' 17" W along the east line of said Buckley parcel a distance of 256.00 feet to a set iron rod marking the northeast corner of said parcel, passing a set iron rod for reference a distance of 30.00 feet;

thence S 89° 25' 43" W along the north line of said Buckley parcel a distance of 170.00 feet to a point marking the northwest corner of said parcel, referenced by a found iron rod situated S 38° 09' 38" E a distance of 0.19 feet;

thence S 00° 34' 17" E along the west line of said Buckley parcel a distance of 256.00 feet to a set MAG nail on the centerline of State Route 294 (south line of said Section 3) marking the southwest corner of said parcel, passing a set iron rod for reference a distance of 226.00 feet;

thence S 89° 25' 43" W along said centerline (south line of said Section 3) a distance of 329.00 feet to a set MAG nail;

thence N 00° 34' 17" W a distance of 220.00 feet to a set iron rod, passing a set iron rod for reference a distance of 30.00 feet;

thence N 54° 23' 32" W a distance of 220.22 feet to a set iron rod;

thence N 65° 09' 40" W a distance of 168.72 feet to a set MAG nail on the centerline of State Routes 231/294, passing a set iron rod for reference a distance of 138.72 feet;

thence N 24° 11' 49" E along said centerline a distance of 978.85 feet to a set MAG nail marking the southwest corner of a parcel of land currently owned by the Thomas & Nancy Sheaffer Living Trust;

thence N 89° 33' 08" E along the south line of said Sheaffer Living Trust parcel a distance of 1932.08 feet to a set iron rod marking the northwest corner of a parcel of land currently owned by W. Leitz, et ux, passing a set iron rod for reference a distance of 30.00 feet;

thence S 00° 22' 13" E along the west line of said Leitz parcel a distance of 1310.85 feet to a set MAG nail on the centerline of State Route 294 (south line of said Section 3), passing a set iron rod for reference a distance of 1280.85 feet;

thence S 89° 35' 45" W along said centerline (south line of said Section 3) a distance of 1303.42 feet to the **POINT OF BEGINNING**.

Containing in all 62.701 acres of land, more or less, of which 1.944 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 October, 2007.

Prior Deed Reference – Volume 149, Page 178.

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Tract 1

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 1.168 ACRE PARCEL
FOR THE ESTATE OF RICHARD E. ALBAN**

Being a parcel of land situated in part of the Southwest Quarter of Section 3, T-4-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron pipe marking the South Quarter Post of said Section 3; thence on an assumed bearing of S 89° 25' 43" W along the centerline of State Route 294 (south line of said Section 3), passing 2 set MAG nails a distance of 205.00 feet and 375.00 feet respectively, a total distance of 704.00 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 00° 34' 17" W a distance of 30.00 feet;

thence continuing S 89° 25' 43" W along said centerline (south line of said Section 3) a distance of 178.98 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by G. Alban, et ux;

thence N 00° 22' 14" W along the east line of said G. Alban parcel a distance of 350.00 feet to a set iron rod marking the northeast corner of said parcel, passing a set iron rod for reference a distance of 30.00 feet;

thence S 54° 23' 32" E a distance of 220.22 feet to a set iron rod;

thence S 00° 34' 17" E a distance of 220.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.168 acres of land, more or less, of which 0.139 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 October, 2007.

Prior Deed Reference – Volume 149, Page 178.

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Tract 2



REFERENCE SURVEY VOL. D
PAGE 360 IN THE TAX MAP OFFICE