

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

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**LEGAL DESCRIPTION OF A 0.499 ACRE PARCEL  
FOR THE ESTATE OF VIRGINIA HECKATHORN**

Being a parcel of land situated in part of the Southwest Quarter of Section 12, T-4-S,  
R-12-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerline of State Route  
67 and the west line of said Section 12 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 20' 05" E along the west line of said Section 12 a  
distance of 165.00 feet to a set iron rod marking a corner of a parcel of land currently  
owned by W. Byler, et ux, passing a set iron rod for reference a distance of 76.05 feet;

thence S 89° 55' 02" E along a line of said Byler parcel a distance of 132.00 feet to a set  
iron rod marking a corner of said parcel;

thence S 00° 20' 05" W along a line of said Byler parcel a distance of 165.00 feet to a set  
MAG nail on the centerline of State Route 67 marking a corner of said parcel, passing a  
set iron rod for reference a distance of 85.00 feet;

thence along said centerline line an arc distance of 132.00 feet on a curve to the left  
having a radius of 5729.62 feet, a chord of 132.00 feet and a chord bearing of  
N 89° 55' 02" W to the **POINT OF BEGINNING**.

Containing in all 0.499 acres of land, more or less, of which 0.236 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.

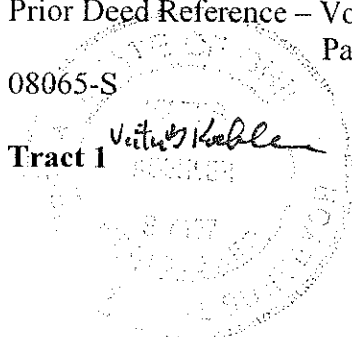
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in August, 2008.

Prior Deed Reference – Volume 196, Page 953; Volume 178, Page 489; Volume 178,  
Page 456;

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Tract 1



REFERENCE SURVEY VOL. 0  
PAGE 376 IN THE TAX MAP OFFICE



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

**LEGAL DESCRIPTION OF A 5.182 ACRE PARCEL  
FOR THE ESTATE OF VIRGINIA HECKATHORN**

Being a parcel of land situated in part of the Southeast Quarter of Section 11, T-4-S,  
R-12-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerline of State Route  
67 and the east line of said Section 11 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 20' 05" W along the east line of said Section 11 a  
distance of 151.44 feet to a set iron rod, passing a set iron rod for reference a distance of  
65.01 feet;

thence S 68° 07' 56" W a distance of 112.96 feet to a set iron rod;

thence S 10° 40' 08" W a distance of 265.88 feet to a set iron rod;

thence N 78° 32' 52" W a distance of 498.50 feet to a set iron rod;

thence N 01° 11' 18" E a distance of 339.13 feet to a set MAG nail on the centerline of  
State Route 67, passing a set iron rod for reference a distance of 309.09 feet;

thence N 88° 24' 39" E along said centerline, passing a set MAG nail a distance of  
255.00 feet, a total distance of 535.51 feet to a set MAG nail, referenced by a set iron rod  
situated S 01° 35' 21" E a distance of 56.41 feet;

thence along said centerline line an arc distance of 101.19 feet on a curve to the right  
having a radius of 5729.62 feet, a chord of 101.19 feet and a chord bearing of  
N 88° 55' 01" E to the **POINT OF BEGINNING**.

Containing in all 5.182 acres of land, more or less, of which 0.566 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, 2008.

Prior Deed Reference - Volume 196, Page 953; Volume 127, Page 51;

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Tract 2

REFERENCE SURVEY VOL. D  
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(TRACT 2) (5.182A)



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

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**LEGAL DESCRIPTION OF A 1.676 ACRE PARCEL  
FOR THE ESTATE OF VIRGINIA HECKATHORN**

Being a parcel of land situated in part of the Southeast Quarter of Section 11, T-4-S,  
R-12-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerline of State Route  
67 and the east line of said Section 11;

thence along said centerline line an arc distance of 101.19 feet on a curve to the left  
having a radius of 5729.62 feet, a chord of 101.19 feet and an assumed chord bearing of  
S 88° 55' 01" W to a set MAG nail, referenced by a set iron rod situated S 01° 35' 21" E  
a distance of 56.41 feet;

thence S 88° 24' 39" W along said centerline a distance of 280.51 feet to a set MAG nail  
and being the **POINT OF BEGINNING**, referenced by a set iron rod situated  
N 01° 11' 18" E a distance of 30.04 feet;

thence continuing S 88° 24' 39" W along said centerline a distance of 255.00 feet to a set  
MAG nail;

thence N 01° 11' 18" E a distance of 286.57 feet to a set iron rod, passing a set iron rod  
for reference a distance of 30.04 feet;

thence N 88° 24' 39" E a distance of 255.00 feet to a set iron rod;

thence S 01° 11' 18" W a distance of 286.57 feet to the **POINT OF BEGINNING**.

Containing in all 1.676 acres of land, more or less, of which 0.176 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, 2008.

Prior Deed Reference – Volume 196, Page 953; Volume 178, Page 489; Volume 178,  
Page 456;

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Tract 3

REFERENCE SURVEY VOL. D  
PAGE 376 IN THE TAX MAP OFFICE

(TRACT 3) (1.676A)