

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

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**LEGAL DESCRIPTION OF A 0.649 ACRE PARCEL  
FOR RODNEY TRAXLER**

Being a parcel of land situated in part of the Northeast Quarter of Section 30, 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 East Quarter Post of said Section 30;

thence on an assumed bearing of N 00° 00' 00" E along the centerline of County Highway 96 a distance of 225.00 feet to a found MAG nail and being the **POINT OF BEGINNING**;

thence N 89° 16' 40" W a distance of 816.32 feet to a found iron rod on the westerly line of a former railroad and being the easterly line of a parcel of land currently owned by the Ruthman Family Limited Partnership, passing a found iron rod for reference a distance of 30.00 feet;

thence N 34° 28' 51" E along the westerly line of said railroad property and the easterly line of said Ruthman Family Limited Partnership a distance of 131.84 feet to a set iron rod;

thence S 89° 16' 40" E a distance of 203.37 feet to a found iron rod;

thence S 00° 00' 00" W a distance of 102.56 feet to a found iron rod;

thence S 88° 31' 34" E a distance of 538.44 feet to the **POINT OF BEGINNING**.

Containing in all 0.649 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 March, 2009.

Prior Deed Reference: C.R. 196, Page 2031

09012-S

(Tract 5)



REFERENCE SURVEY VOL. D  
PAGE 393 IN THE TAX MAP OFFICE

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 7.654 ACRE PARCEL  
FOR EVADELL TRAXLER**

Being a parcel of land situated in part of the Northeast Quarter of Section 30, 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 East Quarter Post of said Section 30;

thence on an assumed bearing of N 00° 00' 00" E along the centerline of County Highway 96 a distance of 225.00 feet to a found MAG nail and being the **POINT OF BEGINNING**, referenced by a found iron rod situated N 89° 16' 40" W a distance of 30.00 feet;

thence N 88° 31' 34" W a distance of 538.44 feet to a found iron rod;

thence N 00° 00' 00" E a distance of 102.56 feet to a found iron rod;

thence N 89° 16' 40" W a distance of 203.37 feet to a set iron rod on the easterly line of a parcel of land currently owned by the Ruthman Family Limited Partnership;

thence N 34° 28' 51" E along the easterly line of said Ruthman Family Limited Partnership a distance of 570.52 feet to a set iron rod marking the southwest corner of a parcel of land currently owned by C. S. Blair, et ux;

thence N 89° 59' 38" E along the south line of said Blair parcel a distance of 418.63 feet to a point on the centerline of County Highway 96 marking the south east corner of said parcel, passing a set iron rod a distance of 388.63 feet and a found nail a distance of 418.54 feet;

thence S 00° 00' 00" W along said centerline a distance of 589.30 feet to the **POINT OF BEGINNING**.

Containing in all 7.654 acres of land, more or less, of which 0.406 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 March, 2009.

Prior Deed Reference – Volume 196, Page 2031

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**LEGAL DESCRIPTION OF A 0.011 ACRE PARCEL  
FOR EVADELL TRAXLER**

Being a parcel of land situated in part of the Northeast Quarter of Section 30, 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 East Quarter Post of said Section 30 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 46' 25" W along the east-west half section line a distance of 217.74 feet to a point, referenced by a found iron pipe situated N 19° 08' 28" W a distance of 3.36 feet;

thence N 00° 02' 22" W a distance of 4.13 feet to a point marking the southwest corner of a parcel of land currently owned by K. J. Lortz, et ux, referenced by a found iron pipe situated S 48° 55' 43" W a distance of 1.46 feet;

thence S 88° 43' 56" E along the south line of said Lortz parcel a distance of 217.80 feet to a point on the centerline of County Highway 96 marking the southeast corner of said parcel, passing a found iron pipe a distance of 187.85 feet;

thence S 00° 00' 00" W along said centerline a distance of 0.17 feet to the **POINT OF BEGINNING**.

Containing in all 0.011 acres of land, more or less, of which 0.0003 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 March, 2009.

Prior Deed Reference – Volume 196, Page 2031

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REFERENCE SURVEY VOL. D  
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**LEGAL DESCRIPTION OF A 0.068 ACRE PARCEL  
FOR EVADELL TRAXLER**

Being a parcel of land situated in part of the Northeast Quarter of Section 30, 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 East Quarter Post of said Section 30;

thence on an assumed bearing of N 89° 46' 25" W along the east-west half section line a distance of 217.74 feet to a point, and being the **POINT OF BEGINNING**, referenced by a found iron pipe situated N 19° 08' 28" W a distance of 3.36 feet;

thence continuing N 89° 46' 25" W along said half section line a distance of 636.48 feet to a point on the easterly line of a former railroad, referenced by a found iron pipe situated N 30° 02' 12" E a distance of 8.55 feet;

thence N 34° 28' 51" E along the easterly line of said former railroad a distance of 8.97 feet to a point, referenced by a found iron rod situated on N 89° 16' 24" W a distance of 0.80 feet;

thence S 89° 16' 24" E a distance of 631.44 feet to a point, referenced by a found iron rod situated on N 40° 53' 08" W a distance of 1.68 feet;

thence S 00° 02' 22" E a distance of 1.90 feet to the **POINT OF BEGINNING**.

Containing in all 0.068 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.

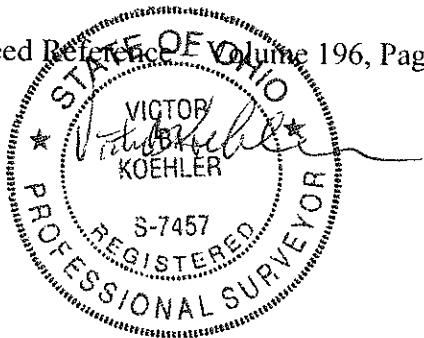
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in March, 2009.

Prior Deed Reference: Volume 196, Page 2031

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(Tract 3)



REFERENCED BY VOL. D  
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IN THE TAX MAP OFFICE

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**LEGAL DESCRIPTION OF A 0.643 ACRE PARCEL  
FOR RODNEY TRAXLER**

Being a parcel of land situated in part of the Northeast Quarter of Section 30, 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 East Quarter Post of said Section 30;

thence on an assumed bearing of N 89° 46' 25" W along the east-west half section line a distance of 854.22 feet to a point on the easterly line of a former railroad and being the **POINT OF BEGINNING**, referenced by a found iron pipe situated N 30° 02' 12" E a distance of 8.55 feet;

thence continuing N 89° 46' 25" W along said half section line a distance of 120.98 feet to a found iron rod on the westerly line of said railroad parcel and the easterly line of a parcel of land currently owned by the Ruthman Family Limited Partnership;

thence N 34° 28' 20" E along the westerly line of said former railroad and the easterly line of said Ruthman Family Limited Partnership parcel a distance of 34.04 feet to a found iron rod;

thence N 34° 28' 51" E along the westerly line of said former railroad and the easterly line of said Ruthman Family Limited Partnership parcel a distance of 246.72 feet to a found iron rod;

thence S 89° 16' 40" E a distance of 120.28 feet to a point on the easterly line of said railroad parcel;

thence S 34° 28' 51" W along said line a distance of 279.50 feet to the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 100.00 feet.

Containing in all 0.643 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 March, 2009.

Prior Deed Reference - OR Volume 136, Page 1019

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(Tract 4)

