

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

LEGAL DESCRIPTION OF A 10.587 ACRE PARCEL
FOR THE ESTATE OF JOAN DENMAN

Being a parcel of land situated in part of the Southeast Quarter of Section 32, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Center of said Section 32;

thence on an assumed bearing of N 89° 17' 36" E along the centerline of State Highway 294, passing a set MAG nail a distance of 1445.40 feet, a total distance of 1775.40 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 01° 25' 34" E a distance of 30.00 feet;

thence continuing N 89° 17' 36" E along said centerline a distance of 226.06 feet to a found MAG nail marking the northwest corner of a parcel of land currently owned by Happy Valley Acres, LLC;

thence S 00° 24' 03" E along the west line of said Happy Valley Acres, LLC parcel a distance of 885.23 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by D. E. Rowland, passing a found iron rod for reference a distance of 35.00 feet;

thence S 89° 23' 24" W along the north line of said Rowland parcel a distance of 210.31 feet to a set iron rod marking the northwest corner of said parcel;

thence S 00° 38' 04" E along the west line of said Rowland parcel a distance of 208.71 feet to a found iron rod marking the southwest corner of said parcel;

thence N 89° 23' 24" E along the south line of said Rowland parcel a distance of 209.46 feet to a set iron rod on the west line of the aforementioned Happy Valley Acres, LLC, marking the southeast corner of said Rowland parcel;

thence S 00° 24' 03" E along the west line of said Happy Valley Acres, LLC parcel a distance of 230.90 feet to a found iron rod marking the southwest corner of said parcel;

thence S 89° 14' 43" W a distance of 532.35 feet to a set iron rod on the east line of a parcel of land currently owned by Hubert Sheaffer, Inc.;

thence N 01° 25' 34" W along the east line of said Hubert Sheaffer, Inc. parcel a distance of 670.37 feet to a set iron rod;

thence N 89° 17' 36" E a distance of 330.00 feet to a set iron rod;

thence N 01° 25' 34" W a distance of 655.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 625.00 feet.

Containing in all 10.587 acres of land, more or less, of which 0.156 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, 2010.

Prior Deed Reference – Volume 135, Page 129.

10010-S

Tract 2



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

LEGAL DESCRIPTION OF A 35.004 ACRE PARCEL
FOR THE ESTATE OF JOAN DENMAN

Being a parcel of land situated in part of the Southeast Quarter of Section 32, T-3-S,
R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the Southeast Corner of said Section 32 and being
the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 11' 46" W along the south line of said Section 32
a distance of 1139.12 feet to a set iron rod marking the southeast corner of a parcel of
land currently owned by Hubert Sheaffer, Inc., passing 2 set iron rods a distance of
220.18 feet and 681.32 feet respectively;

thence N 01° 25' 34" W along the east line of said Hubert Sheaffer, Inc. parcel a distance
of 1325.35 feet to a set iron rod;

thence N 89° 14' 43" E a distance of 1162.83 feet to a found iron rod on the east line of
said Section 32 marking the southeast corner of a parcel of land currently owned by
Happy Valley Acres, LLC, passing a found iron rod a distance of 532.35 feet;

thence S 00° 24' 03" E along the east line of said Section 32 a distance of 1324.31 feet to
the **POINT OF BEGINNING**.

Containing in all 35.004 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, 2010.

Prior Deed Reference – Volume 180, Page 863.

10010-S
Tract 3

REFERENCE SURVEY VOL. D
PAGE 714 IN THE TAX MAP OFFICE
(TRACT 3) (35.004A)



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

LEGAL DESCRIPTION OF A 18.034 ACRE PARCEL
FOR THE ESTATE OF JOAN DENMAN

Being a parcel of land situated in part of the Northeast Quarter of Section 5, T-4-S,
R-14-E, Pitu Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the Northeast Corner of said Section 5 and being
the **POINT OF BEGINNING**;

thence on an assumed bearing of S 02° 35' 38" E along the east line of said Section 5 a
distance of 1702.75 feet to a set iron rod on the north line of a parcel of land currently
owned by Triangle Motorcycle Club, Inc.;

thence S 89° 08' 08" W along the north line of said Triangle Motorcycle Club, Inc. parcel
a distance of 461.88 feet to a found iron rod marking a corner of said parcel;

thence N 02° 34' 06" W along an easterly line of said Triangle Motorcycle Club, Inc.
parcel and the east line of a parcel of land currently owned by Hubert Sheaffer, Inc. a
distance of 1703.22 feet to a set iron rod on the north line of said Section 5 marking the
northeast corner of said Hubert Sheaffer, Inc. parcel;

thence N 89° 11' 46" E along the north line of said Section 5 a distance of 461.14 feet to
the **POINT OF BEGINNING**.

Containing in all 18.034 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, 2010.

Prior Deed Reference - Volume 180, Page 863.

10010-S
Tract 4

REFERENCE SURVEY VOL. D
PAGE 44 IN THE TAX MAP OFFICE

(TRACT 4) (18.034A)

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

LEGAL DESCRIPTION OF A 32.549 ACRE PARCEL
FOR THE ESTATE OF JOAN DENMAN

Being a parcel of land situated in part of the Northwest Quarter of Section 4, T-4-S,
R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the Northwest Corner of said Section 4 and being
the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 11' 46" E along the north line of said Section 4 a
distance of 220.18 feet to a set iron rod;

thence N 89° 00' 11" E along the north line of said Section 4 a distance of 625.25 feet to
a point marking the northwest corner of a parcel of land currently owned by Franklin J.
Arnold and Rosetta J. Arnold, Trustees;

thence S 01° 44' 54" E along the west line of said Franklin J. Arnold and Rosetta J.
Arnold, Trustees parcel a distance of 1703.39 feet to a found iron rod marking a
northeasterly corner of a parcel of land currently owned by Triangle Motorcycle Club,
Inc., passing a set iron rod for reference a distance of 8.00 feet;

thence S 89° 08' 08" W along a northerly line of said Triangle Motorcycle Club, Inc.
parcel a distance of 820.32 feet to a set iron rod on the west line of said Section 4;

thence N 02° 35' 38" W along the west line of said Section 4 a distance of 1702.75 feet
to the **POINT OF BEGINNING**.

Containing in all 32.549 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, 2010.

Prior Deed Reference – Volume 180, Page 863.

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Tract 5

REFERENCE SURVEY VOL. D
PAGE 44 IN THE TAX MAP OFFICE
(TRACT 5)(32.549A)



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

LEGAL DESCRIPTION OF A 32.549 ACRE PARCEL
FOR THE ESTATE OF JOAN DENMAN

Being a parcel of land situated in part of the Northwest Quarter of Section 4, T-4-S,
R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the Northwest Corner of said Section 4 and being
the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 11' 46" E along the north line of said Section 4 a
distance of 220.18 feet to a set iron rod;

thence N 89° 00' 11" E along the north line of said Section 4 a distance of 625.25 feet to
a point marking the northwest corner of a parcel of land currently owned by Franklin J.
Arnold and Rosetta J. Arnold, Trustees;

thence S 01° 44' 54" E along the west line of said Franklin J. Arnold and Rosetta J.
Arnold, Trustees parcel a distance of 1703.39 feet to a found iron rod marking a
northeasterly corner of a parcel of land currently owned by Triangle Motorcycle Club,
Inc., passing a set iron rod for reference a distance of 8.00 feet;

thence S 89° 08' 08" W along a northerly line of said Triangle Motorcycle Club, Inc.
parcel a distance of 820.32 feet to a set iron rod on the west line of said Section 4;

thence N 02° 35' 38" W along the west line of said Section 4 a distance of 1702.75 feet
to the **POINT OF BEGINNING**.

Containing in all 32.549 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, 2010.

Prior Deed Reference – Volume 180, Page 863.

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Tract 5

REFERENCE SURVEY VOL. D
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LEGAL DESCRIPTION OF A 18.034 ACRE PARCEL
FOR THE ESTATE OF JOAN DENMAN

Being a parcel of land situated in part of the Northeast Quarter of Section 5, T-4-S,
R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the Northeast Corner of said Section 5 and being
the **POINT OF BEGINNING**;

thence on an assumed bearing of S 02° 35' 38" E along the east line of said Section 5 a
distance of 1702.75 feet to a set iron rod on the north line of a parcel of land currently
owned by Triangle Motorcycle Club, Inc.;

thence S 89° 08' 08" W along the north line of said Triangle Motorcycle Club, Inc. parcel
a distance of 461.88 feet to a found iron rod marking a corner of said parcel;

thence N 02° 34' 06" W along an easterly line of said Triangle Motorcycle Club, Inc.
parcel and the east line of a parcel of land currently owned by Hubert Sheaffer, Inc. a
distance of 1703.22 feet to a set iron rod on the north line of said Section 5 marking the
northeast corner of said Hubert Sheaffer, Inc. parcel;

thence N 89° 11' 46" E along the north line of said Section 5 a distance of 461.14 feet to
the **POINT OF BEGINNING**.

Containing in all 18.034 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, 2010.

Prior Deed Reference - Volume 180, Page 863.

10010-S
Tract 4

REFERENCE SURVEY VOL. D
PAGE 44 IN THE TAX MAP OFFICE

(TRACT 4) (18.034A)

KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 4.962 ACRE PARCEL
FOR THE ESTATE OF JOAN DENMAN**

Being a parcel of land situated in part of the Southeast Quarter of Section 32, T-3-S,
R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Center of said Section 32;

thence on an assumed bearing of N 89° 17' 36" E along the centerline of State Highway
294 a distance of 1445.40 feet to a set MAG nail marking the northeast corner of a parcel
of land currently owned by Hubert Sheaffer, Inc. and being the **POINT OF
BEGINNING**, referenced by a set iron rod situated S 01° 25' 34" E a distance of 30.00
feet;

thence continuing N 89° 17' 36" E along said centerline a distance of 330.00 feet to a set
MAG nail;

thence S 01° 25' 34" E a distance of 655.00 feet to a set iron rod, passing a set iron rod
for reference a distance of 30.00 feet;

thence S 89° 17' 36" W a distance of 330.00 feet to a set iron rod on the east line of said
Hubert Sheaffer, Inc. parcel;

thence N 01° 25' 34" W along said line a distance of 655.00 feet to the **POINT OF
BEGINNING**, passing a set iron rod a distance of 625.00 feet.

Containing in all 4.962 acres of land, more or less, of which 0.227 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, 2010.

Prior Deed Reference – Volume 180, Page 863.

(4.962A)
(Tract 1)

REFERENCE SURVEY VOL. D
PAGE 114 IN THE TAX MAP OFFICE

