

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

**LEGAL DESCRIPTION OF A 0.017 ACRE PARCEL
FOR D. M. MALTSBARGER, ET AL**

Being a parcel of land situated in part of the Northeast Quarter of Section 32, T-3-S,
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the centerlines of State
Highway 294 and Township Highway 97, referenced by a found iron pipe situated
S 49° 08' 55" E a distance of 0.11 feet;

thence on an assumed bearing of S 87° 36' 57" W along the centerline of State Highway
294 a distance of 650.69 feet to a set MAG nail, referenced by a set iron rod situated
N 00° 04' 51" W a distance of 30.02 feet;

thence S 85° 58' 07" W along said centerline, passing a set MAG nail a distance of
659.79 feet, a total distance of 1218.01 feet to a found nail marking the southwest corner
of a parcel of land currently owned by the Secretary of Housing and Urban Development
and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 12° 33'
02" W a distance of 30.33 feet;

thence continuing S 85° 58' 07" W along said centerline a distance of 6.30 feet to a set
MAG nail marking a southeasterly corner of a parcel of land currently owned by L.
Bailey, et ux;

thence N 00° 35' 39" W along an easterly line of said Bailey parcel a distance of 235.86
feet to a found wood post marking a corner of said Bailey parcel and the northwest corner
of said Secretary of Housing and Urban Development parcel, passing 2 set iron rods for
reference a distance of 30.05 feet and 233.86 feet respectively;

thence S 02° 07' 22" E along the west line of said Secretary of Housing and Urban
Development parcel a distance of 235.57 feet to the **POINT OF BEGINNING**.

Containing in all 0.017 acres of land, more or less, of which 0.004 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.

REFERENCE SURVEY VOL. D
PAGE 429 IN THE TAX MAP OFFICE

(TRACT 3) (0.017A)

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, 2010.

Prior Deed Reference – OR Volume 113, Page 194.

10067-S

Tract 3

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

**LEGAL DESCRIPTION OF A 3.522 ACRE PARCEL
FOR D. M. MALTSBARGER, ET AL**

Being a parcel of land situated in part of the Northeast Quarter of Section 32, T-3-S,
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the centerlines of State
Highway 294 and Township Highway 97 and being the **POINT OF BEGINNING**,
referenced by a found iron pipe situated S 49° 08' 55" E a distance of 0.11 feet;

thence on an assumed bearing of S 87° 36' 57" W along the centerline of State Highway
294 a distance of 650.69 feet to a set MAG nail;

thence N 00° 04' 51" W a distance of 236.00 feet to a set iron rod on a southerly line of a
parcel of land currently owned by L. Bailey, et ux , passing a set iron rod for reference a
distance of 30.02 feet;

thence N 87° 36' 57" E along said line a distance of 650.69 feet to a set MAG nail on the
centerline of Township Highway 97, passing a set iron rod for reference a distance of
630.67 feet;

thence S 00° 04' 51" E along said centerline a distance of 236.00 feet to the **POINT OF
BEGINNING**.

Containing in all 3.522 acres of land, more or less, of which 0.543 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, 2010.

Prior Deed Reference – OR Volume 113, Page 194.

10067-S Tract 1

REFERENCE SURVEY VOL. D
PAGE 429 IN THE TAX MAP OFFICE

(TRACT 1)(3.522A)

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

LEGAL DESCRIPTION OF A 3.589 ACRE PARCEL
FOR D. M. MALTSBARGER, ET AL

Being a parcel of land situated in part of the Northeast Quarter of Section 32, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the centerlines of State Highway 294 and Township Highway 97, referenced by a found iron pipe situated S 49° 08' 55" E a distance of 0.11 feet;

thence on an assumed bearing of S 87° 36' 57" W along the centerline of State Highway 294 a distance of 650.69 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 00° 04' 51" W a distance of 30.02 feet;

thence S 85° 58' 07" W along said centerline a distance of 659.79 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by D. F. Stansberry, et ux;

thence N 02° 08' 26" W along the east line of said Stansberry parcel a distance of 235.57 feet to a point on the south line of a parcel of land currently owned by L. Bailey, et ux, and marking the northeast corner of said Stansberry parcel, passing for reference a set iron rod a distance of 30.02 feet and a found iron pipe a distance of 235.44 feet;

thence N 85° 58' 07" E along the south line of said Bailey parcel a distance of 668.28 feet to a set iron rod;

thence S 00° 04' 51" E a distance of 236.00 feet to the **POINT OF BEGINNING**.

Containing in all 3.589 acres of land, more or less, of which 0.454 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.

REFERENCE SURVEY VOL. D
PAGE 429 IN THE TAX MAP OFFICE

(TRACT 2)(3.589A)

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in October, 2010.

Prior Deed Reference – OR Volume 113, Page 194.

10067-S

Tract 2