

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

LEGAL DESCRIPTION OF A 4.908 ACRE PARCEL
FOR BRIAN GERBER, ET AL

Being a parcel of land situated in part of the Southwest Quarter of Section 32, T-2-S,
R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the West Quarter Post of said
Section 32;

thence on an assumed bearing of N 89° 46' 20" E along the centerline of County
Highway 182 a distance of 296.20 feet to a found MAG nail on the extended east line of
a parcel of land currently owned by M. A. Ruth;

thence S 00° 14' 14" W along said line a distance of 35.00 feet to a found iron rod on the
south line of a parcel of land currently owned by The State of Ohio and being the south
right-of-way line of County Highway 182 marking the northeast corner of said Ruth
parcel and being the **POINT OF BEGINNING**;

thence N 89° 46' 20" E along said line a distance of 458.79 feet to a found iron rod
marking the northwest corner of Lot 2 of Gerber Subdivision;

thence S 00° 14' 14" W a distance of 466.01 feet to a point on the south line of a parcel
of land identified as Parcel Number 13 0335 0000, referenced by a found iron rod
situated S 00° 14' 14" W a distance of 81.23 feet;

thence S 89° 46' 20" W along the south line of Parcel Number 13 0335 0000 a distance
of 458.79 feet to a set iron rod on the east line of said Ruth parcel;

thence N 00° 14' 14" E along said Ruth parcel a distance of 466.01 feet to the **POINT
OF BEGINNING**.

Containing in all 4.908 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.

Remainder
Parcel # 13-0335-0000
REFERENCE SURVEY VOL. D
PAGE 432 IN THE TAX MAP OFFICE
+ GERBER SUBDIVISION

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 May, 2014.

13181-S

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

LEGAL DESCRIPTION OF A 8.286 ACRE PARCEL
FOR RICHARD GERBER

Being a parcel of land situated in part of the Southwest Quarter of Section 32, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the West Quarter Post of said Section 32;

thence on an assumed bearing of N 89° 46' 20" E along the centerline of County Highway 182, passing a set MAG nail a distance of 296.20 feet, a total distance of 754.99 feet to a set MAG nail, referenced by the next mentioned set iron rod;

thence S 00° 14' 14" W a distance of 35.00 feet to a set iron rod on the south line of a 0.70 acre parcel of land currently owned by the State of Ohio and being the **POINT OF BEGINNING**;

thence N 89° 46' 20" E along the south line of said 0.70 acre parcel and the south line of a 0.22 acre parcel of land currently owned by the State of Ohio a distance of 674.60 feet to a found iron rod marking the southeast corner of said 0.22 acre parcel and the northwest corner of a parcel of land currently owned by the Phillip R. and Charlene L. McGuire Trust;

thence S 00° 00' 08" E along a westerly line of said McGuire Trust parcel a distance of 466.00 feet to a found iron rod marking a corner of said McGuire Trust parcel;

thence S 89° 46' 20" W along a northerly line of said McGuire Trust parcel a distance of 103.21 feet to a found iron rod marking a corner of said McGuire Trust parcel;

thence S 00° 01' 34" W along a westerly line of said McGuire Trust parcel a distance of 79.64 feet to a set iron rod;

thence S 89° 36' 50" W a distance of 573.65 feet to a set iron rod;

thence N 00° 14' 14" E a distance of 547.24 feet to the **POINT OF BEGINNING**.

Containing in all 8.286 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 November, 2010.

Prior Deed Reference – OR Volume 67, Page 839; OR Volume 132, Page 723.

10099-S

Tract 1



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

LEGAL DESCRIPTION OF A 37.249 ACRE PARCEL
FOR RICHARD GERBER

Being a parcel of land situated in part of the Southwest Quarter of Section 32, T-2-S,
R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the West Quarter Post of said
Section 32;

thence on an assumed bearing of N 89° 46' 20" E along the centerline of County
Highway 182 a distance of 296.20 feet to a set MAG nail marking the northwest corner
of a 0.70 acre parcel of land currently owned by the State of Ohio, referenced by the next
mentioned found iron rod;

thence S 00° 14' 14" W along the west line of said 0.70 acre parcel a distance of 35.00
feet to a found iron rod being the **POINT OF BEGINNING** and marking the southwest
corner of said 0.70 acre parcel and the northeast corner of a parcel of land currently
owned by M. A. Ruth;

thence N 89° 46' 20" E along the south line of said 0.70 acre parcel a distance of 458.79
feet to a set iron rod;

thence S 00° 14' 14" W a distance of 547.24 feet to a set iron rod;

thence N 89° 36' 50" E a distance of 573.65 feet to a set iron rod on the west line of a
parcel of land currently owned by the Phillip R. and Charlene L. McGuire Trust;

thence S 00° 01' 34" W along the west line of said McGuire Trust parcel and the west
line of a parcel of land currently owned by J. A. Wagner a distance of 1606.72 feet to a
set iron rod;

thence N 87° 16' 19" W a distance of 658.76 feet to a set iron rod;

thence N 01° 03' 29" W a distance of 715.55 feet to a set iron rod;

thence N 89° 45' 46" W a distance of 364.00 feet to a set iron rod on the east line of said
Ruth parcel;

thence N 00° 14' 14" E along the east line of said Ruth parcel a distance of 1399.98 feet to the **POINT OF BEGINNING**.

Containing in all 37.249 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 November, 2010.

Prior Deed Reference – OR Volume 67, Page 839; OR Volume 132, Page 723.

10099-S

Tract 2



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

**LEGAL DESCRIPTION OF A 9.348 ACRE PARCEL
FOR R. GERBER / M. & D. RUTH**

Being a parcel of land situated in part of the Southwest Quarter of Section 32, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the West Quarter Post of said Section 32;

thence on an assumed bearing of N 89° 46' 20" E along the centerline of County Highway 182 a distance of 296.20 feet to a set MAG nail marking the northwest corner of a 0.70 acre parcel of land currently owned by the State of Ohio;

thence S 00° 14' 14" W along the west line of said 0.70 acre parcel and the east line of a parcel of land currently owned by M. A. Ruth a distance of 1434.98 feet to a set iron rod and being the **POINT OF BEGINNING**, passing a found iron rod for reference a distance of 35.00 feet;

thence S 89° 45' 46" E a distance of 364.00 feet to a set iron rod;

thence S 01° 03' 29" E a distance of 715.55 feet to a set iron rod;

thence S 87° 16' 19" E a distance of 658.76 feet to a set iron rod on the west line of a parcel of land currently owned by the J. A. Wagner;

thence S 00° 01' 34" W along the west line of said Wagner parcel a distance of 151.97 feet to a set iron rod on the north line of a parcel of land currently owned by New York Central Lines, Inc. marking the southwest corner of said Wagner parcel;

thence N 85° 49' 29" W along said line a distance of 1041.33 feet to a set iron rod on the east line of said Ruth parcel;

thence N 00° 14' 14" E along the west line of said Ruth parcel a distance of 824.46 feet to the **POINT OF BEGINNING**.

Containing in all 9.348 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 November, 2010.

Prior Deed Reference – OR Volume 67, Page 839; OR Volume 132, Page 723.

10098-S

Tract 3

