

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

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LEGAL DESCRIPTION OF A 1.616 ACRE PARCEL  
FOR THE JOSEPH SAMMET ESTATE

Being a parcel of land situated in part of the Northwest Quarter of Section 29, 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 West Quarter Post of said Section 29;

thence on an assumed bearing of N 00° 00' 26" W along the centerline of County Highway 96 a distance of 1049.15 feet to a set MAG nail on the easterly line of the former Conrail Railroad and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 34° 28' 17" E a distance of 52.99 feet;

thence continuing N 00° 00' 26" W along said centerline a distance of 425.67 feet to a set MAG nail;

thence S 89° 36' 57" E a distance of 1325.80 feet to a set iron rod on the west line of the east half of the northwest quarter, passing a set iron rod for reference a distance of 30.00 feet;

thence S 89° 29' 17" W a distance of 1046.04 feet to a set iron rod on the aforementioned Conrail line;

thence S 34° 28' 17" W along said line a distance of 494.21 feet to the **POINT OF BEGINNING**.

Containing in all 1.616 acres of land, more or less, of which 0.020 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, 2011.

Prior Deed Reference – Volume 167, Page 151.

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Tract 6 (For quit claim purposes)



KOEHLER SURVEYING, INC.  
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LEGAL DESCRIPTION OF A 7.510 ACRE PARCEL  
FOR THE JOSEPH SAMMET ESTATE

Being a parcel of land situated in part of the Southwest Quarter of Section 29, 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 West Quarter Post of said  
Section 29;

thence on an assumed bearing of S 00° 10' 44" W along the centerline of County  
Highway 96 a distance of 659.17 feet to a set MAG nail and being the **POINT OF  
BEGINNING**;

thence S 88° 20' 29" E a distance of 623.50 feet to a set iron rod, passing a set iron rod  
for reference a distance of 30.01 feet;

thence S 01° 08' 46" E a distance of 650.07 feet to a set iron rod on north line of a parcel  
of land currently owned by R. Forgrave, et al;

thence N 89° 34' 50" W along said line a distance of 338.34 feet to a set iron rod marking  
the southeast corner of a parcel of land currently owned by T. Sammet, et al, J. Sammet,  
et ux, L. E.;

thence N 00° 10' 44" E along said parcel a distance of 290.00 feet to a set iron rod  
marking the northeast corner of said parcel;

thence N 89° 34' 50" W along said parcel a distance of 300.00 feet to a set MAG nail on  
the centerline of County Highway 96 marking the northwest corner of said parcel,  
passing a set iron rod for reference a distance of 270.00 feet;

thence N 00° 10' 44" E along said centerline a distance of 373.32 feet to the **POINT OF  
BEGINNING**.

Containing in all 7.510 acres of land, more or less, of which 0.257 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.

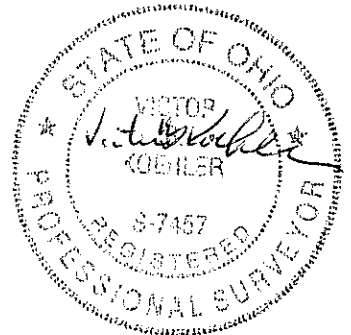
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in March, 2011.

Prior Deed Reference – Volume 132, Page 151.

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Tract 1



KOEHLER SURVEYING, INC.  
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LEGAL DESCRIPTION OF A 38.184 ACRE PARCEL  
FOR THE JOSEPH SAMMET ESTATE

Being a parcel of land situated in part of the Southwest Quarter of Section 29, 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 West Quarter Post of said  
Section 29 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 30' 03" E along the centerline of Township  
Highway 26 a distance of 1576.56 feet to a set MAG nail on or near the centerline of an  
open ditch, referenced by a set iron rod situated S 51° 53' 11" W a distance of 32.05 feet;

thence S 00° 37' 10" W on or near the centerline of said ditch a distance of 1194.47 feet  
to a point referenced by a set iron rod situated S 00° 37' 10" W a distance of 71.00 feet;

thence S 20° 56' 15" E on or near the centerline of said ditch a distance of 93.50 feet to a  
point referenced by a set iron rod situated N 64° 28' 01" W a distance of 37.88 feet;

thence S 68° 55' 15" W on or near the centerline of said ditch a distance of 105.73 feet to  
a point on the north line of a parcel of land currently owned by R. Forgrave, et al,  
referenced by a set iron rod situated N 49° 52' 13" E a distance of 84.33 feet;

thence N 89° 34' 50" W along said line a distance of 864.17 feet to a set iron rod;

thence N 01° 08' 46" W a distance of 650.07 feet to a set iron rod;

thence N 88° 20' 29" W a distance of 623.50 feet to a set MAG nail on the centerline of  
County Highway 96, passing a set iron rod for reference a distance of 593.49 feet;

thence N 00° 10' 44" E along said centerline a distance of 659.17 feet to the **POINT OF  
BEGINNING**.

Containing in all 38.184 acres of land, more or less, of which 1.164 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.

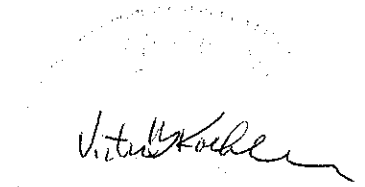
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in March, 2011.

Prior Deed Reference – Volume 167, Page 151.

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Tract 2

A handwritten signature in black ink, appearing to read "Victor B. Koehler", is written over a faint, circular, dotted background. The signature is fluid and cursive.

KOEHLER SURVEYING, INC.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351  
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LEGAL DESCRIPTION OF A 31.610 ACRE PARCEL  
FOR THE JOSEPH SAMMET ESTATE

Being a parcel of land situated in part of the Southwest Quarter of Section 29, 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 West Quarter Post of said Section 29;

thence on an assumed bearing of S 89° 30' 03" E along the centerline of Township Highway 26 a distance of 1576.56 feet to a set MAG nail on or near the centerline of an open ditch and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 51° 53' 11" W a distance of 32.05 feet;

thence continuing S 89° 30' 03" E along said highway centerline a distance of 875.13 feet to a point marking the northwest corner of a parcel of land currently owned by T. Sammet;

thence S 00° 26' 09" W along the west line of said T. Sammet parcel a distance of 218.00 feet to a set iron rod marking the southwest corner of said parcel, passing a found P-K nail a distance of 0.05 feet and a set iron rod for reference a distance of 20.00 feet;

thence S 89° 30' 03" E along the south line of said T. Sammet parcel a distance of 200.00 feet to a set iron rod on the west line of a parcel of land currently owned by J. & S. Hunter, Trustees marking the southeast corner of said T. Sammet parcel;

thence S 00° 26' 09" W along the west line of said J. & S Hunter, Trustees parcel a distance of 1100.79 feet to a point marking the southwest corner of said parcel and the northeast corner of a parcel of land currently owned by R. Forgrave, et al, referenced by a found iron rod situated S 05° 23' 09" E a distance of 0.25 feet;

thence N 89° 34' 50" W along the north line of said Forgrave parcel a distance of 1143.26 feet to a point on or near the centerline of an open ditch referenced by a set iron rod situated N 49° 52' 13" E a distance of 84.33 feet;

thence N 68° 55' 15" E on or near the centerline of said ditch a distance of 105.73 feet to a point referenced by a set iron rod situated N 64° 28' 01" W a distance of 37.88 feet;

thence N 20° 56' 15" W on or near the centerline of said ditch a distance of 93.50 feet to a point referenced by a set iron rod situated S 00° 37' 10" W a distance of 71.00 feet;

thence N 00° 37' 10" E on or near the centerline of said ditch a distance of 1194.47 feet to the **POINT OF BEGINNING**.

Containing in all 31.610 acres of land, more or less, of which 0.402 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, 2011.

Prior Deed Reference – Volume 167, Page 151

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Tract 3





KOEHLER SURVEYING, INC.  
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LEGAL DESCRIPTION OF A 2.742 ACRE PARCEL  
FOR THE JOSEPH SAMMET ESTATE

Being a parcel of land situated in part of the Northwest Quarter of Section 29, 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 West Quarter Post of said Section 29;

thence on an assumed bearing of S 89° 30' 03" E along the centerline of Township Highway 26 a distance of 220.00 feet to a point marking the southeast corner of a parcel of land currently owned by J. Derr and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 00° 10' 05" W a distance of 30.08 feet;

thence N 00° 00' 26" W along the east line of said Derr parcel and the east line of a parcel of land currently owned by J. & S. Kitzler, extended a distance of 220.01 feet to a set iron rod;

thence S 89° 30' 03" E a distance of 543.00 feet to a set iron rod;

thence S 00° 00' 26" E a distance of 220.01 feet to a set MAG nail on the centerline of Township Highway 26, passing a set iron rod for reference a distance of 200.01 feet;

thence N 89° 30' 03" W along said centerline a distance of 543.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.742 acres of land, more or less, of which 0.249 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.

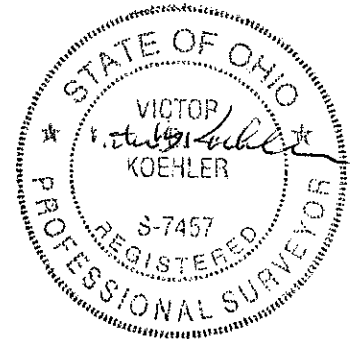
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in March, 2011.

Prior Deed Reference – Volume 167, Page 151.

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Tract 4



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

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**LEGAL DESCRIPTION OF A 45.596 ACRE PARCEL  
FOR THE JOSEPH SAMMET ESTATE**

Being a parcel of land situated in part of the Northwest Quarter of Section 29, 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 West Quarter Post of said Section 29;

thence on an assumed bearing of N 00° 00' 26" W along the centerline of County Highway 96 a distance of 198.00 to a point marking the northwest corner of a parcel of land currently owned by J. and S. Kitzler and being the **POINT OF BEGINNING**, referenced by a found iron rod situated S 89° 30' 03" E a distance of 29.91 feet;

thence continuing N 00° 00' 26" W along said centerline a distance of 1049.15 feet to a set MAG nail on the easterly line of the former Conrail Railroad;

thence N 34° 28' 17" E along said line a distance of 494.21 feet to a set iron rod, passing a set iron rod for reference a distance of 52.99 feet;

thence N 89° 29' 17" E a distance of 1046.04 feet to a set iron rod on the west line of the east half of the northwest quarter;

thence S 00° 00' 29" E along said line a distance of 1675.48 feet to a set MAG nail on the centerline of Township Highway 26, passing a set iron rod for reference a distance of 1655.48 feet;

thence N 89° 30' 03" W along said centerline a distance of 562.85 feet to a set MAG nail;

thence N 00° 00' 26" W a distance of 220.01 feet to a set iron rod, passing a set iron rod for reference a distance of 20.00 feet;

thence N 89° 30' 03" W a distance of 543.00 feet to a set iron rod;

thence S 00° 00' 26" E a distance of 22.01 feet to a point marking the northeast corner of said Kitzler parcel, referenced by a found iron rod situated N 51° 10' 19" W a distance of 0.14 feet;

thence N 89° 30' 03" W along the north line of said Kitzler parcel a distance of 220.00 feet to the **POINT OF BEGINNING**.

Containing in all 45.596 acres of land, more or less, of which 0.738 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, 2011.

Prior Deed Reference – Volume 167, Page 151.

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Tract 5

