

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

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LEGAL DESCRIPTION OF A 25.579 ACRE PARCEL  
FOR SHARON R. NEWELL

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

Commencing at a found stone in a monument box marking the intersection of the centerlines of Township Highway 60 and Township Highway 55;

thence on an assumed bearing of N 85° 54' 50" E along the centerline of Township Highway 55 a distance of 1679.95 feet to a set MAG nail and being the POINT OF BEGINNING, passing 2 set MAG nails a distance of 1319.88 feet and 1639.95 feet;

thence N 03° 47' 06" W a distance of 1350.35 feet to a set iron rod, passing a set iron rod for reference a distance of 25.00 feet;

thence N 37° 16' 54" E a distance of 32.64 feet to a set iron rod;

thence N 86° 30' 20" E along said line a distance of 264.36 feet to a set iron rod;

thence N 03° 32' 02" W a distance of 40.00 feet to a set iron rod on the north line of said Section 3 and the south line of said Section 34;

thence N 86° 30' 20" E along said line a distance of 538.19 feet to a point on the westerly limited access right-of-way line of United States Route 23/30;

thence S 05° 13' 00" E along said limited access right-of-way line, passing a found ODOT monument for reference a distance of 0.45 feet, a total distance of 244.63 feet to a point referenced by a found iron rod situated S 84° 47' 00" W a distance of 0.32 feet;

thence S 01° 58' 03" E along said limited access right-of-way line a distance of 1044.96 feet to a found iron rod;

thence S 62° 39' 16" W along said limited access right-of-way line a distance of 144.46 feet to a found iron rod;

thence S 81° 51' 10" W along said limited access right-of-way line a distance of 221.20 feet to a set iron rod;

thence S 04° 05' 10" E along said limited access right-of-way line a distance of 45.00 feet to a set MAG nail on the centerline of Township Highway 55, referenced by the last mentioned set iron rod;

thence S 85° 54' 50" W along said centerline a distance of 444.40 feet to the **POINT OF BEGINNING**.

Containing in all 25.579 acres of land, more or less, of which 0.335 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 August, 2011.

Prior Deed Reference - OR Volume 6, Page 241; OR Volume 206, Page 492.

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Tract 3

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KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 0.050 ACRE PARCEL  
FOR SHARON R. NEWELL**

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

Commencing at a found stone in a monument box marking the intersection of the centerlines of Township Highway 60 and Township Highway 55;

thence on an assumed bearing of N 85° 54' 50" E along the centerline of Township Highway 55 a distance of 1639.95 feet to a set MAG nail, passing a set MAG nail a distance of 1319.88 feet;

thence N 03° 47' 06" W a distance of 331.05 feet to a set iron rod and being the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 25.00 feet;

thence S 85° 15' 35" W a distance of 7.17 feet to a set iron rod;

thence N 03° 20' 52" W a distance of 378.98 feet to a set iron rod;

thence N 86° 07' 58" E a distance of 4.28 feet to a set iron rod;

thence S 03° 47' 06" E a distance of 378.85 feet to the **POINT OF BEGINNING**.

Containing in all 4.800 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 August, 2011.

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Tract 4

REFERENCE SURVEY VOL. D  
PAGE 46 IN THE TAX MAP OFFICE



KOEHLER SURVEYING, INC.  
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LEGAL DESCRIPTION OF A 4.800 ACRE PARCEL  
FOR WADE VAUGHN

Being a parcel of land situated in part of the Northwest Quarter of Section 3, T-3-S, R-14-E and the Southwest Quarter of Section 34, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of the centerlines of Township Highway 60 and Township Highway 55;

thence on an assumed bearing of N 85° 54' 50" E along the centerline of Township Highway 55 a distance of 1639.95 feet to a set MAG nail and being the POINT OF BEGINNING, passing a set MAG nail a distance of 1319.88 feet;

thence N 03° 47' 06" W a distance of 1365.55 feet to a set iron rod, passing 2 set iron rods for reference a distance of 25.00 feet and 331.05 feet respectively;

thence N 37° 16' 54" E a distance of 65.94 feet to a set iron rod on the north line of said Section 3 and the south line of said Section 34;

thence N 86° 30' 20" E along said line a distance of 206.17 feet to a set iron rod;

thence N 39° 10' 01" E a distance of 53.81 feet to a set iron rod;

thence N 03° 32' 02" W a distance of 339.07 feet to a set iron rod;

thence S 87° 09' 42" W a distance of 410.00 feet to a set iron rod;

thence N 03° 32' 02" W a distance of 280.00 feet to a set iron rod;

thence N 87° 09' 42" E a distance of 450.00 feet to a set iron rod;

thence S 03° 32' 02" E a distance of 698.18 feet to a set iron rod, passing a set iron rod a distance of 658.18 feet;

thence S 86° 30' 20" W a distance of 264.36 feet to a set iron rod;

thence S 37° 16' 54" W a distance of 32.64 feet to a set iron rod;

thence S 03° 47' 06" E a distance of 1350.35 feet to a set MAG nail on the centerline of Township Highway 55, passing a set iron rod for reference a distance of 1325.35 feet;

thence S 85° 54' 50" W along said centerline a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 4.800 acres of land, more or less, of which 0.023 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 August, 2011.

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Tract 1

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

**LEGAL DESCRIPTION OF A 4.800 ACRE PARCEL  
FOR WADE VAUGHN**

Being a parcel of land situated in part of the Northwest Quarter of Section 3, T-3-S, R-14-E and the Southwest Quarter of Section 34, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of the centerlines of Township Highway 60 and Township Highway 55;

thence on an assumed bearing of N 85° 54' 50" E along the centerline of Township Highway 55 a distance of 1639.95 feet to a set MAG nail and being the POINT OF BEGINNING, passing a set MAG nail a distance of 1319.88 feet;

thence N 03° 47' 06" W a distance of 1365.55 feet to a set iron rod, passing 2 set iron rods for reference a distance of 25.00 feet and 331.05 feet respectively;

thence N 37° 16' 54" E a distance of 65.94 feet to a set iron rod on the north line of said Section 3 and the south line of said Section 34;

thence N 86° 30' 20" E along said line a distance of 206.17 feet to a set iron rod;

thence N 39° 10' 01" E a distance of 53.81 feet to a set iron rod;

thence N 03° 32' 02" W a distance of 339.07 feet to a set iron rod;

thence S 87° 09' 42" W a distance of 410.00 feet to a set iron rod;

thence N 03° 32' 02" W a distance of 280.00 feet to a set iron rod;

thence N 87° 09' 42" E a distance of 450.00 feet to a set iron rod;

thence S 03° 32' 02" E a distance of 698.18 feet to a set iron rod, passing a set iron rod a distance of 658.18 feet;

thence S 86° 30' 20" W a distance of 264.36 feet to a set iron rod;

thence S 37° 16' 54" W a distance of 32.64 feet to a set iron rod;

thence S 03° 47' 06" E a distance of 1350.35 feet to a set MAG nail on the centerline of Township Highway 55, passing a set iron rod for reference a distance of 1325.35 feet;

thence S 85° 54' 50" W along said centerline a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 4.800 acres of land, more or less, of which 0.023 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 August, 2011.

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Tract 1

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KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 2.411 ACRE PARCEL  
FOR SHARON R. NEWELL**

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

Commencing at a found stone in a monument box marking the intersection of the centerlines of Township Highway 60 and Township Highway 55;

thence on an assumed bearing of N 85° 54' 50" E along the centerline of Township Highway 55 a distance of 1319.88 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence N 03° 24' 32" W a distance of 327.44 feet to a set iron rod, passing a found iron pipe for reference a distance of 19.65 feet;

thence N 85° 15' 35" E a distance of 317.96 feet to a set iron rod;

thence S 03° 47' 06" E a distance of 331.05 feet to a set MAG nail on the centerline of Township Highway 55, passing a set iron rod for reference a distance of 306.05 feet;

thence S 85° 54' 50" W along said centerline a distance of 320.07 feet to the **POINT OF BEGINNING**.

Containing in all 2.411 acres of land, more or less, of which 0.184 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 August, 2011.

Prior Deed Reference -- OR Volume 6, Page 241.

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REFERENCE SURVEY VOL. *D*  
PAGE *46* IN THE TAX MAP OFFICE

