

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

**LEGAL DESCRIPTION OF A 6.961 ACRE PARCEL
FOR FLOWERS/PFEIFFER/WALTER**

Being a parcel of land situated in part of the Northwest and Southwest Quarters of Section 14, T-2-S, R-12-E, Richland Township and the Village of Wharton, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section 14;

thence on an assumed bearing of S 89° 54' 35" W along the centerline of Township Highway 44 a distance of 587.03 feet to a found MAG nail on the easterly line of a former railroad and being the **POINT OF BEGINNING**;

thence S 34° 48' 39" W along said line a distance of 3533.49 feet to a set iron rod on the west line of said Section 14;

thence N 00° 00' 36" W along said section line a distance of 162.87 feet to a set iron rod on the westerly line of said former railroad;

thence N 34° 48' 39" E along said line a distance of 2746.14 feet to a set iron rod;

thence S 55° 11' 21" E along said line a distance of 27.00 feet to a set iron rod;

thence N 34° 48' 39" E along said line a distance of 607.60 feet to a found MAG nail on the centerline of Township Highway 44, passing a found iron rod for reference a distance of 583.21 feet;

thence N 89° 54' 35" E along said centerline a distance of 80.47 feet to the **POINT OF BEGINNING**.

Containing in all 6.961 acres of land, more or less, of which 0.037 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.

(TRACT - COMBINATION)
(6.961 A)

REFERENCE SURVEY VOL. D
PAGE 508 IN THE TAX MAP OFFICE

(LANDS 14-2-12)

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, 2012.

Prior Deed Reference – OR Volume 4, Page 412.

Combination

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**LEGAL DESCRIPTION OF A 6.961 ACRE PARCEL
FOR FLOWERS/PFEIFFER/WALTER**

Being a parcel of land situated in part of the Northwest and Southwest Quarters of Section 14, T-2-S, R-12-E, Richland Township and the Village of Wharton, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section 14;

thence on an assumed bearing of S 89° 54' 35" W along the centerline of Township Highway 44 a distance of 587.03 feet to a found MAG nail on the easterly line of a former railroad and being the **POINT OF BEGINNING**;

thence S 34° 48' 39" W along said line a distance of 3533.49 feet to a set iron rod on the west line of said Section 14;

thence N 00° 00' 36" W along said section line a distance of 162.87 feet to a set iron rod on the westerly line of said former railroad;

thence N 34° 48' 39" E along said line a distance of 2746.14 feet to a set iron rod;

thence S 55° 11' 21" E along said line a distance of 27.00 feet to a set iron rod;

thence N 34° 48' 39" E along said line a distance of 607.60 feet to a found MAG nail on the centerline of Township Highway 44, passing a found iron rod for reference a distance of 583.21 feet;

thence N 89° 54' 35" E along said centerline a distance of 80.47 feet to the **POINT OF BEGINNING**.

Containing in all 6.961 acres of land, more or less, of which 0.037 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.

REFERENCE SURVEY VOL. D
PAGE 303 IN THE TAX MAP OFFICE

(6.961A)
(COMBINATION TRACT)

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, 2012.

Prior Deed Reference – OR Volume 4, Page 412.

Combination

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**LEGAL DESCRIPTION OF A 2.124 ACRE PARCEL
FOR C. L. PFEIFFER**

Being a parcel of land situated in part of the Northwest Quarter of Section 14, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section 14;

thence on an assumed bearing of S 89° 54' 35" W along the centerline of Township Highway 44 a distance of 587.03 feet to a found MAG nail on the easterly line of a former railroad and being the **POINT OF BEGINNING**;

thence S 34° 48' 39" W along said line a distance of 1268.73 feet to a set iron rod on the east line of the west half of the northwest quarter, passing a found iron rod for reference a distance of 24.39 feet;

thence N 00° 20' 25" E along said line a distance of 164.32 feet to a set iron rod on the westerly line of said former railroad;

thence N 34° 48' 39" E along said line a distance of 479.62 feet to a set iron rod;

thence S 55° 11' 21" E along said line a distance of 27.00 feet to a set iron rod;

thence N 34° 48' 39" E along said line a distance of 607.60 feet to a found MAG nail on the centerline of Township Highway 44, passing a found iron rod for reference a distance of 583.21 feet;

thence N 89° 54' 35" E along said centerline a distance of 80.47 feet to the **POINT OF BEGINNING**.

Containing in all 2.1241 acres of land, more or less, of which 0.037 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 November, 2012.

Prior Deed Reference – OR Volume 4, Page 412.

Tract 1

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

LEGAL DESCRIPTION OF A 4.380 ACRE PARCEL
FOR D. E. FLOWERS

Being a parcel of land situated in part of the Northwest Quarter of Section 14, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section 14;

thence on an assumed bearing of S 89° 54' 35" W along the centerline of Township Highway 44 a distance of 587.03 feet to a found MAG nail on the easterly line of a former railroad;

thence S 34° 48' 39" W along said line a distance of 1268.73 feet to a set iron rod on the east line of the west half of the northwest quarter and being the **POINT OF BEGINNING**, passing a found iron rod for reference a distance of 24.39 feet;

thence continuing S 34° 48' 39" W along said former railroad line a distance of 1951.25 feet to a set iron rod on the east-west half section line;

thence S 89° 55' 42" W along said half section line a distance of 113.37 feet to a set iron rod on the westerly line of said former railroad;

thence N 34° 48' 39" E along said line a distance of 2151.55 feet to a set iron rod on the east line of the west half of the northwest quarter;

thence S 00° 20' 25" W along said line a distance of 164.32 feet to the **POINT OF BEGINNING**.

Containing in all 4.380 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.

REFERENCE SURVEY VOL. D
PAGE 508 IN THE TAX MAP OFFICE
(TRACT 2) (4.380A)

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in November, 2012.

Prior Deed Reference – OR Volume 4, Page 412.

Tract 2

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.457 ACRE PARCEL
FOR R. WALTER**

Being a parcel of land situated in part of the Southwest Quarter of Section 14, T-2-S, R-12-E, in the Village of Wharton, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section 14;

thence on an assumed bearing of S 89° 54' 35" W along the centerline of Township Highway 44 a distance of 587.03 feet to a found MAG nail on the easterly line of a former railroad;

thence S 34° 48' 39" W along said line a distance of 3219.98 feet to a set iron rod on the east-west half section line and being the **POINT OF BEGINNING**, passing a found iron rod for reference a distance of 24.39 feet and a set iron rod a distance of 1268.73 feet;

thence S 34° 48' 39" W along said line a distance of 313.51 feet to a set iron rod on the west line of said Section 14;

thence N 00° 00' 36" W along said section line a distance of 162.87 feet to a set iron rod on the westerly line of said former railroad;

thence N 34° 48' 39" E along said line a distance of 114.97 feet to a set iron rod on the east-west half section line;

thence N 89° 55' 42" E along said half section line a distance of 113.37 feet to the **POINT OF BEGINNING**.

Containing in all 0.457 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, 2012.

Prior Deed Reference – OR Volume 4, Page 412.

Tract 3

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 0.071 ACRE PARCEL
FOR R. WALTER**

Being a parcel of land situated in part of the Southwest Quarter of Section 14, T-2-S, R-12-E, in the Village of Wharton, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the West Quarter Post of said Section 14 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 55' 42" E along the east-west half section line a distance of 65.65 feet to a set iron rod on the westerly line of a former railroad;

thence S 34° 48' 39" W along said line a distance of 114.97 feet to a set iron rod on the west line of said Section 14;

thence N 00° 00' 36" W along said section line a distance of 94.31 feet to the **POINT OF BEGINNING**.

Containing in all 0.071 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, 2012.

Prior Deed Reference – OR Volume 174, Page 642.

Tract 4

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.457 ACRE PARCEL
FOR R. WALTER**

Being a parcel of land situated in part of the Southwest Quarter of Section 14, T-2-S, R-12-E, in the Village of Wharton, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section 14;

thence on an assumed bearing of S 89° 54' 35" W along the centerline of Township Highway 44 a distance of 587.03 feet to a found MAG nail on the easterly line of a former railroad;

thence S 34° 48' 39" W along said line a distance of 3219.98 feet to a set iron rod on the east-west half section line and being the **POINT OF BEGINNING**, passing a found iron rod for reference a distance of 24.39 feet and a set iron rod a distance of 1268.73 feet;

thence S 34° 48' 39" W along said line a distance of 313.51 feet to a set iron rod on the west line of said Section 14;

thence N 00° 00' 36" W along said section line a distance of 162.87 feet to a set iron rod on the westerly line of said former railroad;

thence N 34° 48' 39" E along said line a distance of 114.97 feet to a set iron rod on the east-west half section line;

thence N 89° 55' 42" E along said half section line a distance of 113.37 feet to the **POINT OF BEGINNING**.

Containing in all 0.457 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.

(LANDS 14-2-12)

(TRACT 3) (0.457A)

REFERENCE SURVEY VOL. D
PAGE 508 IN THE TAX MAP OFFICE

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, 2012.

Prior Deed Reference – OR Volume 4, Page 412.

Tract 3

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.071 ACRE PARCEL
FOR R. WALTER**

Being a parcel of land situated in part of the Southwest Quarter of Section 14, T-2-S, R-12-E, in the Village of Wharton, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the West Quarter Post of said Section 14 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 55' 42" E along the east-west half section line a distance of 65.65 feet to a set iron rod on the westerly line of a former railroad;

thence S 34° 48' 39" W along said line a distance of 114.97 feet to a set iron rod on the west line of said Section 14;

thence N 00° 00' 36" W along said section line a distance of 94.31 feet to the **POINT OF BEGINNING**.

Containing in all 0.071 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, 2012.

Prior Deed Reference - OR Volume 174, Page 642.

Tract 4

(LANDS 14-2-12)

(TRACT 4)

(0.071A)

REFERENCE SURVEY VOL. D
PAGE 508 IN THE TAX MAP OFFICE