

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

**LEGAL DESCRIPTION OF A 1.014 ACRE PARCEL
FOR DEAN & KATHRYN BECK**

Being a parcel of land situated in part of the Northeast Quarter of Section 21, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the intersection of the centerlines of Township Highway 98 and Township Highway 25, referenced by a found iron rod situated N 89° 02' 19" E a distance of 20.00 feet;

thence on an assumed bearing of N 01° 28' 21" W along the centerline of Township Highway 98, passing 2 set MAG nails a distance of 2117.22 feet and 2355.22 feet respectively, a total distance of 2568.10 feet to a found nail marking the northeasterly corner of a parcel of land currently owned by K. Beck and being the **POINT OF BEGINNING**, referenced by the next mentioned set iron rod;

thence S 89° 51' 11" W along said K. Beck parcel a distance of 20.00 feet to a set iron rod on the west right-of-way line of Township Highway 98 marking a corner of said parcel;

thence N 01° 28' 21" W along said K. Beck parcel a distance of 15.93 feet to a set iron rod;

thence N 29° 23' 09" W along said K. Beck parcel a distance of 110.17 feet to a set iron rod on the east-west half section line marking a corner of said parcel;

thence S 89° 49' 42" W along said line a distance of 215.64 feet to a set iron rod marking the southeast corner of a parcel of land currently owned by H. Donelson;

thence N 02° 18' 44" E along said Donelson parcel a distance of 377.23 feet to a set iron rod on the southwesterly line of CSX Railroad;

thence S 29° 23' 09" E along said CSX Railroad parcel a distance of 560.23 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 517.51 feet.

Containing in all 1.014 acres of land, more or less, of which 0.009 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 May, 2013.

Prior Deed Reference – OR Volume 11, Page 86.

13044-S

Tract 3

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

**LEGAL DESCRIPTION OF A 3.440 ACRE PARCEL
FOR DEAN & KATHRYN BECK**

Being a parcel of land situated in part of the Southeast Quarter of Section 21, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the intersection of the centerlines of Township Highway 98 and Township Highway 25, referenced by a found iron rod situated N 89° 02' 19" E a distance of 20.00 feet;

thence on an assumed bearing of N 01° 28' 21" W along the centerline of Township Highway 98 a distance of 2117.22 feet to a set MAG nail marking the northeast corner of a parcel of land currently owned by R. Gottfried and being the **POINT OF BEGINNING**;

thence S 89° 49' 42" W along said Gottfried parcel a distance of 663.25 feet to a set iron rod on the west bank of Kemmerly and Brown Ditch marking a corner of said parcel, passing a set iron rod for reference a distance of 20.01 feet;

thence N 11° 18' 08" E along the west bank of Kemmerly and Brown Ditch and said Gottfried parcel a distance of 176.77 feet to a set iron rod;

thence N 43° 50' 44" E along the west bank of Kemmerly and Brown Ditch and said Gottfried parcel a distance of 89.98 feet to a set iron rod;

thence N 89° 49' 42" E a distance of 560.16 feet to a set MAG nail on the centerline of Township Highway 98, passing a set iron rod for reference a distance of 535.16 feet;

thence S 01° 28' 21" E along said centerline a distance of 238.00 feet to the **POINT OF BEGINNING**.

Containing in all 3.440 acres of land, more or less, of which 0.109 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. 1
PAGE 519 IN THE TAX MAP OFFICE

(TRACT 1)

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 May, 2013.

Prior Deed Reference – Volume 167, Page 717; Volume 183, Page 434.

13044-S

Tract 1

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

**LEGAL DESCRIPTION OF A 3.058 ACRE PARCEL
FOR DEAN & KATHRYN BECK**

Being a parcel of land situated in part of the Southeast Quarter of Section 21, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the intersection of the centerlines of Township Highway 98 and Township Highway 25, referenced by a found iron rod situated N 89° 02' 19" E a distance of 20.00 feet;

thence on an assumed bearing of N 01° 28' 21" W along the centerline of Township Highway 98 a distance of 2355.22 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a set MAG nail a distance of 2117.22 feet;

thence S 89° 49' 42" W a distance of 560.16 feet to a set iron rod on the west bank of Kemmerly and Brown Ditch and being the easterly line of a parcel of land currently owned by R. Gottfried, passing a set iron rod for reference a distance of 25.00 feet;

thence N 18° 57' 25" E along the west bank of Kemmerly and Brown Ditch and said Gottfried parcel a distance of 125.51 feet to a set iron rod;

thence N 51° 34' 33" E along the west bank of Kemmerly and Brown Ditch and said Gottfried parcel a distance of 64.28 feet to a set iron rod;

thence N 75° 54' 34" E along the west bank of Kemmerly and Brown Ditch and said Gottfried parcel a distance of 52.34 feet to a set iron rod;

thence N 51° 03' 50" E along the west bank of Kemmerly and Brown Ditch and said Gottfried parcel a distance of 189.92 feet to a set iron rod;

thence N 33° 23' 14" E along the west bank of Kemmerly and Brown Ditch and said Gottfried parcel a distance of 42.04 feet to a set iron rod on the east-west half section line and along a southerly line of a parcel of land currently owned by D. Beck, et ux;

thence N 89° 49' 42" E along said line a distance of 167.45 feet to a set iron rod marking a corner of said D. Beck parcel;

thence S 29° 23' 09" E along said D. Beck parcel a distance of 110.17 feet to a set iron rod on the west right-of-way line of Township Highway 98 marking a corner of said parcel;

thence S 01° 28' 21" E along said right-of-way line and D. Beck parcel a distance of 15.93 feet to a set iron rod marking a corner of said parcel;

thence N 89° 51' 11" E along said D. Beck parcel a distance of 20.00 feet to a found MAG nail on the centerline of Township Highway 98 marking a corner of said parcel, referenced by the last mentioned set iron rod;

thence S 01° 28' 21" E along said centerline a distance of 212.88 feet to the **POINT OF BEGINNING**.

Containing in all 3.058 acres of land, more or less, of which 0.098 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 May, 2013.

Prior Deed Reference – Volume 167, Page 717; Volume 183, Page 434.

13044-S

Tract 2