

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

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**LEGAL DESCRIPTION OF A 69.699 ACRE PARCEL  
FOR DON FROMBAUGH**

Being a parcel of land situated in part of the Southwest Quarter of Section 27, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the southwest corner of said Section 27 and the intersection of the centerlines of State Highway 231 and Township Highway 52 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 55° 39' 18" E a distance of 36.46 feet;

thence on an assumed bearing of N 00° 17' 26" E along the west line of said Section 27 and the centerline of said State Highway 231 a distance of 1389.53 feet to a set MAG nail, referenced by a set iron rod situated S 89° 36' 40" E a distance of 30.00 feet;

thence S 89° 36' 40" E on a line a distance of 2334.59 feet to a set iron rod marking a parcel of land now or formerly owned by James and Tracey McClain, Trustees, passing the aforementioned set iron rod a distance of 30.00 feet;

thence S 00° 20' 17" W along said McClain, Trustees parcel a distance of 1342.11 feet to a found MAG nail marking the south line of said Section 27 and the centerline of Township Highway 52, passing a set iron rod a distance of 1322.11 feet;

thence N 89° 44' 19" W along the south line of said Section 27 and the centerline of Township Highway 52 a distance of 529.09 feet to a found nail marking a former Indian Reservation Line, referenced by a set iron rod situated N 00° 24' 32" W a distance of 20.00 feet;

thence S 88° 55' 15" W along the south line of said Section 27 and the centerline of said Township Highway 52 a distance of 867.00 feet to a set MAG nail, referenced by a set iron rod situated N 01° 07' 51" W a distance of 20.00 feet;

thence N 01° 07' 51" W on a line a distance of 703.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.00 feet;

thence S 88° 55' 15" W on a line a distance of 200.00 feet to a set iron rod;

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thence S 01° 07' 51" E on a line a distance of 703.00 feet to a set MAG nail marking the south line of said Section 27 and the centerline of said Township Highway 52, passing a set iron rod a distance of 683.00 feet;

thence S 88° 55' 15" W along the south line of said Section 27 and the centerline of said Township Highway 52 a distance of 737.90 feet to the **POINT OF BEGINNING**.

Containing in all 69.699 acres of land, more or less, of which 1.923 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 2018.

Prior Deed References – DV 148, Page 325; DV 182, Page 614

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PT: 1 N: 0.0000 E: 0.0000  
N0°17'26"E DIST: 1389.53  
PT: 2 N: 1389.5121 E: 7.0465  
S89°36'40"E DIST: 2334.59  
PT: 3 N: 1373.6665 E: 2341.5827  
S0°20'17"W DIST: 1342.11  
PT: 4 N: 31.5798 E: 2333.6641  
N89°44'19"W DIST: 529.09  
PT: 5 N: 33.9936 E: 1804.5796  
S88°55'15"W DIST: 867.00  
PT: 6 N: 17.6646 E: 937.7334  
N1°07'51"W DIST: 703.00  
PT: 7 N: 720.5277 E: 923.8593  
S88°55'15"W DIST: 200.00  
PT: 8 N: 716.7609 E: 723.8948  
S1°07'51"E DIST: 703.00  
PT: 9 N: 13.8978 E: 737.7688  
S88°55'15"W DIST: 737.90  
PT: 10 N: 0.0003 E: -0.0003

CLOSING BEARING/DISTANCE: S45°08'43"E DIST: 0.0004

MISCLOSURE: N: 0.0003 E: -0.0003

AREA: 69.699 ACRES



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**LEGAL DESCRIPTION OF A 3.228 ACRE PARCEL  
FOR DON FROMBAUGH**

Being a parcel of land situated in part of the Southwest Quarter of Section 27, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the southwest corner of said Section 27 and the intersection of the centerlines of State Highway 231 and Township Highway 52;

thence on an assumed bearing of N 88° 55' 15" E along the south line of said Section 27 and the centerline of said Township Highway 52 a distance of 737.90 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 01° 07' 51" W a distance of 20.00 feet;

thence N 01° 07' 51" W on a line a distance of 703.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.00 feet;

thence N 88° 55' 15" E on a line a distance of 200.00 feet to a set iron rod;

thence S 01° 07' 51" E on a line a distance of 703.00 feet to a set MAG nail marking the south line of said Section 27 and the centerline of Township Highway 52, passing a set iron rod a distance of 683.00 feet;

thence S 88° 55' 15" W along the south line of said Section 27 and the centerline of said Township Highway 52 a distance of 200.00 feet to the **POINT OF BEGINNING**.

Containing in all 3.228 acres of land, more or less, of which 0.092 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 2018.

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(3.228A)

Prior Deed References – DV 148, Page 325; DV 182, Page 614

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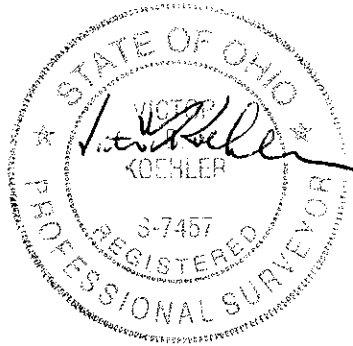


PT: 1 N: 0.0000 E: 0.0000  
N1°07'51"W DIST: 703.00  
PT: 2 N: 702.8631 E: -13.8740  
N88°55'15"E DIST: 200.00  
PT: 3 N: 706.6299 E: 186.0905  
S1°07'51"E DIST: 703.00  
PT: 4 N: 3.7668 E: 199.9645  
S88°55'15"W DIST: 200.00  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 3.228 ACRES



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**LEGAL DESCRIPTION OF A 69.699 ACRE PARCEL  
FOR DON FROMBAUGH**

Being a parcel of land situated in part of the Southwest and Northwest Quarters of Section 27, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 27 and the intersection of centerlines of State Highway 231 and County Highway 330 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 44' 16" E along the east-west half section line of said Section 27 a distance of 1197.97 feet to a set MAG nail marking a point on the centerline of County Highway 330 (curve), referenced by a set iron rod situated S 03° 03' 19" E a distance of 45.00 feet;

thence along said centerline of said County Highway 330 on a curve to the left a distance of 621.27 feet, having a chord of 620.61 feet and a chord bearing of N 82° 23' 07" E to a set MAG nail marking the end of said curve, referenced by a found concrete monument situated S 32° 42' 26" W a distance of 60.00 feet;

thence N 77° 49' 38" E along the centerline of said County Highway 330 a distance of 535.45 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by H. Grady, Jr. referenced by a found iron rod situated S 00° 14' 06" E a distance of 43.45 feet;

thence S 00° 14' 06" W along said Grady, Jr. parcel a distance of 189.95 feet to a found post marking a corner of a parcel of land now or formerly owned by James and Tracey McClain Trustees, referenced by a found iron rod situated S 00° 20' 17" W a distance of 5.00 feet;

thence S 00° 20' 17" W along said McClain Trustees parcel a distance of 1275.03 feet to a set iron rod, passing the aforementioned found iron rod a distance of 5.00 feet;

thence N 89° 36' 40" W on a line a distance of 2334.59 feet to a set MAG nail marking the west line of said Section 27 and the centerline of said State Highway 231, passing a set iron rod a distance of 2304.59 feet;

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thence N 00° 17' 26" E along the west line of said Section 27 and the centerline of said State Highway 231 a distance of 1248.50 feet to the **POINT OF BEGINNING**.

Containing in all 69.699 acres of land, more or less, of which 3.329 acres, 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 2018.

Prior Deed references – DV 148, Page 325; DV 182, Page 614

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PT: 1 N: 0.0000 E: 0.0000  
N89°44'16"E DIST: 1197.97  
PT: 2 N: 5.4827 E: 1197.9575  
N82°23'07"E DIST: 620.61  
PT: 3 N: 87.7204 E: 1813.0946  
N77°49'38"E DIST: 535.45  
PT: 4 N: 200.6256 E: 2336.5057  
S0°14'06"W DIST: 189.95  
PT: 5 N: 10.6772 E: 2335.7266  
S0°20'17"W DIST: 1275.03  
PT: 6 N: -1264.3307 E: 2328.2037  
N89°36'40"W DIST: 2334.59  
PT: 7 N: -1248.4850 E: -6.3325  
N0°17'26"E DIST: 1248.50  
PT: 8 N: -0.0011 E: -0.0012

CLOSING BEARING/DISTANCE: N48°50'34"E DIST: 0.0016

MISCLOSURE: N: -0.0011 E: -0.0012

AREA: 69.699 ACRES



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