

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

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**LEGAL DESCRIPTION OF A 75.912 ACRE PARCEL  
FOR ANN GOODMAN BAKER ESTATE**

Being a parcel of land situated in part of the Northwest Quarter of Section 25, T-2-S, R-14-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 25 and the centerline of Township Highway 51 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 00° 35' 54" E along the north-south half section line of said Section 25 a distance of 2650.94 feet to a set MAG nail marking the east-west half section line of said Section 25 and the centerline of County Highway 330, passing set iron rods a distance of 15.00 feet and 2606.13 feet respectively;

thence N 89° 05' 33" W along the east-west half section line of said Section 25 and the centerline of County Highway 330 a distance of 490.00 feet to a set MAG nail, referenced by a set iron rod situated N 00° 35' 54" W a distance of 44.95 feet;

thence N 00° 35' 54" W on a line a distance of 583.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 44.95 feet;

thence S 87° 01' 41" W on a line a distance of 287.00 feet to a set iron rod;

thence S 00° 53' 03" W on a line a distance of 250.00 feet to a set iron rod;

thence S 89° 05' 33" W on a line a distance of 114.00 feet to a set iron rod;

thence S 00° 35' 54" E on a line a distance of 322.78 feet to a set MAG nail marking the east-west half section line of said Section 25 and the centerline of County Highway 330, passing a set iron rod a distance of 277.72 feet;

thence S 89° 05' 33" W along the east-west half section line of said Section 25 and the centerline of County Highway 330 a distance of 428.21 feet to a set MAG nail, referenced by a set iron rod situated N 00° 35' 54" W a distance of 45.19 feet;

*(TRACT 4)  
(75.912A)*

REFERENCE SURVEY VOL. D  
PAGE 645 IN THE TAX MAP OFFICE

thence N 00° 35' 54" W on a line a distance of 2648.68 feet to a set MAG nail marking the north line of said Section 25 and the centerline of said Township Highway 51, passing the aforementioned set iron rod a distance of 45.19 feet and a set iron rod a distance of 2633.68 feet;

thence N 88° 59' 42" E along the north line of said Section 25 and the centerline of said Township Highway 51 a distance of 1325.45 feet to the **POINT OF BEGINNING**.

Containing in all 75.912 acres of land, more or less, of which 1.405 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 July 2020.

Prior Deed References – DV 209, Page 997; OR 69, Page 29

20058-S      Tract 4



PT: 1 N: 0.0000 E: 0.0000  
S0°35'54"E DIST: 2650.94  
PT: 2 N: -2650.7955 E: 27.6830  
S89°05'33"W DIST: 490.00  
PT: 3 N: -2658.5562 E: -462.2556  
N0°35'54"W DIST: 583.00  
PT: 4 N: -2075.5880 E: -468.3437  
S87°01'41"W DIST: 287.00  
PT: 5 N: -2090.4680 E: -754.9577  
S0°53'03"W DIST: 250.00  
PT: 6 N: -2340.4383 E: -758.8154  
S89°05'33"W DIST: 114.00  
PT: 7 N: -2342.2438 E: -872.8011  
S0°35'54"E DIST: 322.78  
PT: 8 N: -2665.0062 E: -869.4304  
S89°05'33"W DIST: 428.21  
PT: 9 N: -2671.7883 E: -1297.5867  
N0°35'54"W DIST: 2648.68  
PT: 10 N: -23.2527 E: -1325.2461  
N88°59'42"E DIST: 1325.45  
PT: 11 N: -0.0048 E: 0.0000

CLOSING BEARING/DISTANCE: N0°21'03"W DIST: 0.0048

MISCLOSURE: N: -0.0048 E: 0.0000

AREA: 75.912 ACRES



REFERENCE SURVEY VOL. D  
PAGE 645 IN THE TAX MAP OFFICE

(TRACT 4)  
(75. 912 A)

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

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**LEGAL DESCRIPTION OF A 4.715 ACRE PARCEL**  
**FOR ANN GOODMAN BAKER ESTATE**

Being a parcel of land situated in part of the Northwest Quarter of Section 25, T-2-S, R-14-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 25 and the centerline of County Highway 330;

thence on an assumed bearing of N 89° 05' 33" E along the east-west half section line of said Section 25 and the centerline of said County Highway 330 a distance of 1737.49 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 00° 35' 54" W a distance of 45.06 feet;

thence N 00° 35' 54" W on a line a distance of 322.78 feet to a set iron rod, passing the aforementioned set iron rod a distance of 45.06 feet;

thence N 89° 05' 33" E on a line a distance of 114.00 feet to a set iron rod;

thence N 00° 53' 03" E on a line a distance of 250.00 feet to a set iron rod;

thence N 87° 01' 41" E on a line a distance of 287.00 feet to a set iron rod;

thence S 00° 35' 54" E on a line a distance of 583.00 feet to a set MAG nail marking the east-west half section line of said Section 25 and the centerline of said County Highway 330, passing a set iron rod a distance of 538.05 feet;

thence S 89° 05' 33" W along the east-west half section line of said Section 25 and the centerline of said County Highway 330 a distance of 407.23 feet to the **POINT OF BEGINNING**.

Containing in all 4.715 acres of land, more or less, of which 0.421 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.

(TRACT 1)  
(4.715 A)

REFERENCE SURVEY VOL. D  
PAGE 645 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 July 2020.

Prior Deed References – DV 209, Page 997; OR 69, Page 29

20058-S      Tract 1



PT: 1 N: 0.0000 E: 0.0000  
N0°35'54"W DIST: 322.78  
PT: 2 N: 322.7624 E: -3.3707  
N89°05'33"E DIST: 114.00  
PT: 3 N: 324.5680 E: 110.6150  
N0°53'03"E DIST: 250.00  
PT: 4 N: 574.5382 E: 114.4728  
N87°01'41"E DIST: 287.00  
PT: 5 N: 589.4183 E: 401.0868  
S0°35'54"E DIST: 583.00  
PT: 6 N: 6.4501 E: 407.1748  
S89°05'33"W DIST: 407.23  
PT: 7 N: 0.0003 E: -0.0041

CLOSING BEARING/DISTANCE: S86°17'11"E DIST: 0.0041

MISCLOSURE: N: 0.0003 E: -0.0041

AREA: 4.715 ACRES



REFERENCE SURVEY VOL. D

PAGE 645 IN THE TAX MAP OFFICE

(TRACT 1)  
(4.715A)

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**LEGAL DESCRIPTION OF A 75.912 ACRE PARCEL  
FOR ANN GOODMAN BAKER ESTATE**

Being a parcel of land situated in part of the Northwest Quarter of Section 25 Eden Township and part of the Northeast Quarter of Section 26 Crane Township, T-2-S, R-14-E, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 25 and the northeast corner of said Section 26 and the centerline of Township Highway 51 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 88° 59' 42" E along the north line of said Section 25 and the centerline of said Township Highway 51 a distance of 66.38 feet to a set MAG nail, referenced by a set iron rod situated S 00° 35' 54" E a distance of 15.00 feet;

thence S 00° 35' 54" E on a line a distance of 2646.55 feet to a set MAG nail marking the east-west half section line of said Section 25 and marking the centerline of County Highway 330, passing the aforementioned set iron rod a distance of 15.00 feet and a set iron rod a distance of 2601.01 feet;

thence S 89° 05' 33" W along the east-west half section line of said Section 25 and the centerline of said County Highway 330 a distance of 60.32 feet to a found stone marking the west quarter post of said Section 25 and the east quarter post of said Section 26;

thence S 89° 35' 00" W along the east-west half section line of said Section 26 and the centerline of said County Highway 330 a distance of 85.97 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by Wayside Chapel, referenced by a found iron rod situated N 00° 25' 00" W a distance of 46.20 feet;

thence N 00° 25' 00" W along said Wayside Chapel parcel a distance of 416.26 feet to a found iron rod marking the northeast corner of said Wayside Chapel parcel, passing the aforementioned found iron rod a distance of 46.20 feet;

thence S 89° 35' 00" W along the north line of said Wayside Chapel parcel a distance of 643.12 feet to found iron rod marking the northeast corner of a parcel of land now or formerly owned by A. & J. Shumaker;

REFERENCE SURVEY VOL. D

PAGE 645 IN THE TAX MAP OFFICE

(TRACT 2 )  
( 75.912 A)

thence N 89° 15' 27" W along the north line of said A. & J. Shumaker parcel a distance of 245.05 feet to a found iron rod marking the northwest corner of said A. & J. Shumaker parcel;

thence S 00° 26' 15" E along the west line of said A. & J. Shumaker parcel a distance of 421.22 feet to a set MAG nail marking the east-west half section line of said Section 26 and the centerline of said County Highway 330, passing a found iron rod a distance of 371.22 feet;

thence S 89° 35' 00" W along the east-west half section line of said Section 26 and the centerline of County Highway 330 a distance of 353.13 to a point on the east line of the west half of the Northeast Quarter of said Section 26, referenced by a set iron rod situated N 00° 39' 29" W a distance of 50.00 feet;

thence N 00° 39' 29" W along the east line of the west half of the northeast Quarter of said Section 26 a distance of 2649.10 feet to a found railroad spike marking the north line of said Section 26 and the centerline of Township Highway 51, passing the aforementioned set iron rod a distance of 50.00 feet and a found iron rod a distance of 2634.10 feet;

thence N 89° 42' 01" E along the north line of said Section 26 and the centerline of said Township Highway 51 a distance of 1323.78 feet to the **POINT OF BEGINNING**.

Containing in all 75.912 acres of land, more or less, of which 1.038 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 July 2020.

Prior Deed References – DV 209, Page 997, OR 69, Page 29

20058-S Tract 2



PT: 1 N: 0.0000 E: 0.0000  
N88°59'42"E DIST: 66.38  
PT: 2 N: 1.1643 E: 66.3698  
S0°35'54"E DIST: 2646.55  
PT: 3 N: -2645.2414 E: 94.0069  
S89°05'33"W DIST: 60.32  
PT: 4 N: -2646.1968 E: 33.6945  
S89°35'00"W DIST: 85.97  
PT: 5 N: -2646.8220 E: -52.2733  
N0°25'00"W DIST: 416.26  
PT: 6 N: -2230.5730 E: -55.3004  
S89°35'00"W DIST: 643.12  
PT: 7 N: -2235.2498 E: -698.4033  
N89°15'27"W DIST: 245.05  
PT: 8 N: -2232.0743 E: -943.4328  
S0°26'15"E DIST: 421.22  
PT: 9 N: -2653.2820 E: -940.2164  
S89°35'00"W DIST: 353.13  
PT: 10 N: -2655.8500 E: -1293.3371  
N0°39'29"W DIST: 2649.10  
PT: 11 N: -6.9247 E: -1323.7620  
N89°42'01"E DIST: 1323.78  
PT: 12 N: 0.0001 E: -0.0001

CLOSING BEARING/DISTANCE: S41°16'58"E DIST: 0.0001

MISCLOSURE: N: 0.0001 E: -0.0001

AREA: 75.912 ACRES



REFERENCE SURVEY VOL. D

PAGE 645 IN THE TAX MAP OFFICE

(TRACT 2)  
(75.912 A)

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**LEGAL DESCRIPTION OF A 75.912 ACRE PARCEL  
FOR ANN GOODMAN BAKER ESTATE**

Being a parcel of land situated in part of the Northwest Quarter of Section 25, T-2-S, R-14-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 25 and the Northeast corner of said Section 26 and the centerline of Township Highway 51;

thence on an assumed bearing of N 88° 59' 42" E along the north line of said Section 25 and the centerline of said Township Highway 51 a distance of 66.38 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 00° 35' 54" E a distance of 15.00 feet;

thence continuing N 88° 59' 42" E along the north line of said Section 25 and the centerline of Township Highway 51 a distance of 1248.97 feet to a set MAG nail, referenced by a set iron rod situated S 00° 35' 54" E a distance of 15.00 feet;

thence S 00° 35' 54" E on a line a distance of 2648.68 feet to a set MAG nail marking the east-west half section line of said Section 25 and the centerline of County Highway 330 passing set iron rods a distance of 15.00 feet and 2603.49 feet respectively;

thence S 89° 05' 33" W along the east-west half section line of said Section 25 and the centerline of said County Highway 330 a distance of 1248.96 feet to a set MAG nail, referenced by a set iron rod situated N 00° 35' 54" W a distance of 45.54 feet;

thence N 00° 35' 54" W a distance of 2646.55 feet to the **POINT OF BEGINNING**, passing the aforementioned set iron rod a distance of 45.54 feet and a set iron rod a distance of 2631.55 feet.

Containing in all 75.912 acres of land, more or less, of which 1.731 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.

(TRACT 3)  
(75.912 A)

REFERENCE SURVEY VOL. 9  
PAGE 645 IN THE TAX MAP OFFICE

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in July 2020.

Prior Deed References – DV 209, Page 997; OR 69, Page 29

20058-S      Tract 3



PT: 1 N: 0.0000 E: 0.0000  
N88°59'42"E DIST: 1248.97  
PT: 2 N: 21.9065 E: 1248.7779  
S0°35'54"E DIST: 2648.68  
PT: 3 N: -2626.6291 E: 1276.4372  
S89°05'33"W DIST: 1248.96  
PT: 4 N: -2646.4103 E: 27.6339  
N0°35'54"W DIST: 2646.55  
PT: 5 N: -0.0047 E: -0.0032

CLOSING BEARING/DISTANCE: N34°44'46"E DIST: 0.0057

MISCLOSURE: N: -0.0047 E: -0.0032

AREA: 75.912 ACRES



REFERENCE SURVEY VOL. D  
PAGE 645 IN THE TAX MAP OFFICE

( TRACT 3 )

( 75.912 A )