

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

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**LEGAL DESCRIPTION OF A 71.085 ACRE PARCEL  
FOR COLLINS ESTATE**

Being a parcel of land situated in part of the Northeast Quarter of Section 12, T-4-S,  
R-12-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the north quarter post of said Section 12  
and the intersection of the centerlines of Township Highway 71 and Township Highway  
94 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 86° 02' 00" E along the north line of said Section 12  
and the centerline of said Township Highway 71 a distance of 706.00 feet to a set MAG  
nail, referenced by a set iron rod situated S 03° 58' 00" W a distance of 30.00 feet;

thence S 03° 58' 00" W on a line a distance of 390.00 feet to a set iron rod, passing the  
aforementioned set iron rod a distance of 30.00 feet;

thence S 86° 02' 00" E on a line a distance of 335.08 feet to a set iron rod;

thence N 03° 58' 00" E on a line a distance of 390.00 feet to a set MAG nail, passing a  
set iron rod a distance of 360.00 feet;

thence S 86° 02' 00" E along the north line of said Section 12 and the centerline of  
Township Highway 71 a distance of 368.93 feet to a set MAG nail marking the west line  
of the east half of the of the northeast quarter of said Section 12, referenced by a set iron  
rod situated S 00° 19' 04" W a distance of 30.06 feet;

thence S 00° 19' 04" W along the west line of the east half of the northeast quarter of said  
Section 12 a distance of 2120.06 feet to a set iron rod;

thence N 85° 18' 58" W on a line a distance of 740.90 feet to a set iron rod;

thence S 02° 17' 44" W on a line a distance of 374.73 feet to a set iron rod;

thence N 85° 18' 58" W on a line a distance of 663.69 feet to a set MAG nail marking the  
north-south half section line of said Section 12 and the centerline of said Township  
Highway 94, passing a set iron rod a distance of 638.62 feet;

(TRACT 3)  
( 71.085 A )

thence N 00° 27' 49" E along the north-south half section line of said Section 12 and the centerline of Township Highway 94 a distance of 2477.38 feet to the **POINT OF BEGINNING**.

Containing in all 71.085 acres of land, more or less, of which 2.145 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 2020.

Prior Deed References – DV 145, Page 420

20137-S      Tract 3



PT: 1 N: 0.0000 E: 0.0000  
S86°02'00"E DIST: 706.00  
PT: 2 N: -48.8383 E: 704.3088  
S3°58'00"W DIST: 390.00  
PT: 3 N: -437.9041 E: 677.3301  
S86°02'00"E DIST: 335.08  
PT: 4 N: -461.0836 E: 1011.6074  
N3°58'00"E DIST: 390.00  
PT: 5 N: -72.0179 E: 1038.5861  
S86°02'00"E DIST: 368.93  
PT: 6 N: -97.5390 E: 1406.6323  
S0°19'04"W DIST: 2120.06  
PT: 7 N: -2217.5664 E: 1394.8739  
N85°18'58"W DIST: 740.90  
PT: 8 N: -2157.0658 E: 656.4482  
S2°17'44"W DIST: 374.73  
PT: 9 N: -2531.4951 E: 641.4387  
N85°18'58"W DIST: 663.69  
PT: 10 N: -2477.2993 E: -20.0348  
N0°27'49"E DIST: 2477.38  
PT: 11 N: -0.0004 E: 0.0108

CLOSING BEARING/DISTANCE: N87°53'20"W DIST: 0.0108

MISCLOSURE: N: -0.0004 E: 0.0108

AREA: 71.085 ACRES



REFERENCE SURVEY VOL. D  
PAGE 650 IN THE TAX MAP OFFICE

" 2020 "

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

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**LEGAL DESCRIPTION OF A 36.868 ACRE PARCEL  
FOR COLLINS ESTATE**

Being a parcel of land situated in part of the Southeast Quarter of Section 1, T-4-S,  
R-12-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the south quarter post of said Section 1  
and the intersection of the centerlines of Township Highway 71 and Township Highway  
94 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 00° 40' 30" E along the north-south half section line  
of said Section 1 and the centerline of said Township Highway 94 a distance of 1330.06  
feet to a set MAG nail marking the south line of the north half of the southeast quarter of  
said Section 1, referenced by a set iron rod situated S 85° 46' 32" E a distance of 25.05  
feet;

thence S 85° 46' 32" E along said south line of the north half of the southeast quarter of  
said Section 1 a distance of 891.04 feet to a set iron rod, passing the aforementioned set  
iron rod a distance of 25.05 feet;

thence S 10° 22' 02" E on a line a distance of 120.47 feet to a set iron rod;

thence S 85° 21' 44" E on a line a distance of 134.35 feet to a set iron rod;

thence S 02° 46' 00" W on a line a distance of 416.49 feet to a set iron rod;

thence S 85° 41' 04" E on a line a distance of 325.25 feet to a set iron rod;

thence S 03° 53' 52" W on a line a distance of 429.87 feet to a set iron rod;

thence S 05° 03' 01" E on a line a distance of 361.78 feet to a set MAG nail marking the  
south line of said Section 1 and the centerline of Township Highway 71, passing a set  
iron rod a distance of 331.40 feet;

thence N 86° 02' 00" W along the south line of said Section 1 and the centerline of  
Township Highway 71 a distance of 1370.01 feet to the **POINT OF BEGINNING**.

(TRACT 4)  
(36.868A)

REFERENCE SURVEY VOL. 0  
PAGE 650 IN THE TAX MAP OFFICE

"2020"

Containing in all 36.868 acres of land, more or less, of which 1.689 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 2020.

Prior Deed References – DV 205, Page 81

20137-S      Tract 4



PT: 1 N: 0.0000 E: 0.0000  
N0°40'30"E DIST: 1330.06  
PT: 2 N: 1329.9677 E: 15.6690  
S85°46'32"E DIST: 891.04  
PT: 3 N: 1264.3304 E: 904.2882  
S10°22'02"E DIST: 120.47  
PT: 4 N: 1145.8271 E: 925.9676  
S85°21'44"E DIST: 134.35  
PT: 5 N: 1134.9641 E: 1059.8777  
S2°46'00"W DIST: 416.49  
PT: 6 N: 718.9596 E: 1039.7742  
S85°41'04"E DIST: 325.25  
PT: 7 N: 694.4847 E: 1364.1021  
S3°53'52"W DIST: 429.87  
PT: 8 N: 265.6090 E: 1334.8810  
S5°03'01"E DIST: 361.78  
PT: 9 N: -94.7665 E: 1366.7284  
N86°02'00"W DIST: 1370.01  
PT: 10 N: 0.0055 E: 0.0003

CLOSING BEARING/DISTANCE: S3°31'49"W DIST: 0.0055

MISCLOSURE: N: 0.0055 E: 0.0003

AREA: 36.868 ACRES



REFERENCE SURVEY VOL.     D      
PAGE     650     IN THE TAX MAP OFFICE

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**LEGAL DESCRIPTION OF A 43.873 ACRE PARCEL  
FOR COLLINS ESTATE**

Being a parcel of land situated in part of the Southeast Quarter of Section 1, T-4-S,  
R-12-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the southeast corner of said Section 1  
and the centerline of Township Highway 71 and being the **POINT OF BEGINNING** of  
the hereinafter described parcel;

thence on an assumed bearing of N 86° 02' 00" W along the south line of said Section 1  
and the centerline of said Township Highway 71 a distance of 1450.01 feet to a set MAG  
nail, referenced by a set iron rod situated N 05° 03' 01" W a distance of 30.38 feet;

thence N 05° 03' 01" W on a line a distance of 361.78 feet to a set iron rod, passing the  
aforementioned set iron rod a distance of 30.38 feet;

thence N 03° 53' 52" E on a line a distance of 429.87 feet to a set iron rod;

thence N 85° 41' 04" W on a line a distance of 325.25 feet to a set iron rod;

thence N 02° 46' 00" E on a line a distance of 416.49 feet to a set iron rod;

thence N 85° 21' 44" W on a line a distance of 134.35 feet to a set iron rod;

thence N 10° 22' 02" W on a line a distance of 120.47 feet to a set iron rod marking the  
south line of the north half of the southeast quarter of said Section 1;

thence S 85° 46' 32" E along the south line of the north half of the southeast quarter of  
said Section 1 a distance of 514.32 feet to a set iron rod marking east line of the west half  
of the southeast quarter of said Section 1;

thence S 00° 27' 28" W along the east line of the west half of the southeast quarter of  
said Section 1 a distance of 108.38 feet to a set iron rod;

thence S 85° 08' 31" E on a line a distance of 1366.81 feet to a set iron rod;

(TRACT 5)  
(43.873 A)

REFERENCE SURVEY VOL. D

PAGE 650 IN THE TAX MAP OFFICE

"2020"

thence S 00° 14' 18" W on a line a distance of 1003.60 feet to a set iron rod;

thence S 89° 45' 42" E on a line a distance of 40.00 feet to a set MAG nail marking the east line of said Section 1 and the centerline of Township Highway 71, referenced by a found monument box situated N 00° 14' 18" W a distance of 30.09 feet;

thence S 00° 14' 18" W along the east line of said Section 1 and the centerline of Township Highway 71 a distance of 193.63 feet to the **POINT OF BEGINNING**.

Containing in all 43.873 acres of land, more or less, of which 1.112 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 2020.

Prior Deed References – OR 45, Page 678

20137-S      Tract 5



PT: 1 N: 0.0000 E: 0.0000  
N86°02'00"W DIST: 1450.01  
PT: 2 N: 100.3060 E: -1446.5364  
N5°03'01"W DIST: 361.78  
PT: 3 N: 460.6816 E: -1478.3839  
N3°53'52"E DIST: 429.87  
PT: 4 N: 889.5572 E: -1449.1628  
N85°41'04"W DIST: 325.25  
PT: 5 N: 914.0321 E: -1773.4906  
N2°46'00"E DIST: 416.49  
PT: 6 N: 1330.0366 E: -1753.3872  
N85°21'44"W DIST: 134.35  
PT: 7 N: 1340.8997 E: -1887.2973  
N10°22'02"W DIST: 120.47  
PT: 8 N: 1459.4029 E: -1908.9767  
S85°46'32"E DIST: 514.32  
PT: 9 N: 1421.5162 E: -1396.0540  
S0°27'28"W DIST: 108.38  
PT: 10 N: 1313.1397 E: -1396.9199  
S85°08'31"E DIST: 1366.81  
PT: 11 N: 1197.3880 E: -35.0201  
S0°14'18"W DIST: 1003.60  
PT: 12 N: 193.7966 E: -39.1948  
S89°45'42"E DIST: 40.00  
PT: 13 N: 193.6303 E: 0.8049  
S0°14'18"W DIST: 193.63  
PT: 14 N: 0.0019 E: -0.0006

CLOSING BEARING/DISTANCE: S16°03'18"E DIST: 0.0020

MISCLOSURE: N: 0.0019 E: -0.0006

AREA: 43.873 ACRES



REFERENCE SURVEY VOL. D

PAGE 650 IN THE TAX MAP OFFICE

"2020"

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**LEGAL DESCRIPTION OF A 47.106 ACRE PARCEL  
FOR COLLINS ESTATE**

Being a parcel of land situated in part of the Southeast Quarter of Section 1, T-4-S, R-12-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the east quarter post of said Section 1 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 00° 14' 18" W along the east line of said Section 1 a distance of 2412.29 feet to a found monument box marking the southwest corner of Section 6 and the northwest corner of Section 7, T-4-S, R-13-E;

thence continuing S 00° 14' 18" W along the east line of said Section 1 a distance of 30.09 feet to a set MAG nail referenced by a set iron rod situated N 89° 45' 42" W a distance of 40.00 feet;

thence N 89° 45' 42" W on a line a distance of 40.00 feet to the aforementioned set iron rod;

thence N 00° 14' 18" E on a line a distance of 1003.60 feet to a set iron rod;

thence N 85° 08' 31" W on a line a distance of 1366.81 feet to a set iron rod marking the east line of the west half of the southeast quarter of Section 1;

thence N 00° 27' 28" E along the east line of the west half of the southeast quarter of Section 1 a distance of 108.38 feet to a set iron rod marking the south line of the north half of the southeast quarter of said Section 1;

thence continuing N 00° 27' 28" E along the east line of the west half of the southeast quarter of Section 1 a distance of 1324.03 feet to a set iron rod marking the east-west half section line of said Section 1;

thence S 85° 30' 58" E along the east-west half section line of said Section 1 a distance of 1400.73 feet to the **POINT OF BEGINNING**.

(TRACT 6)  
(47.106 A)

Containing in all 47.106 acres of land, more or less, of which 0.041 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 2020.

Prior Deed References – OR 45, Page 678

20137-S        Tract 6



PT: 1 N: 0.0000 E: 0.0000  
S0°14'18"W DIST: 2412.29  
PT: 2 N: -2412.2691 E: -10.0344  
S0°14'18"W DIST: 30.09  
PT: 3 N: -2442.3589 E: -10.1595  
N89°45'42"W DIST: 40.00  
PT: 4 N: -2442.1925 E: -50.1592  
N0°14'18"E DIST: 1003.60  
PT: 5 N: -1438.6012 E: -45.9845  
N85°08'31"W DIST: 1366.81  
PT: 6 N: -1322.8494 E: -1407.8843  
N0°27'28"E DIST: 1432.41  
PT: 7 N: 109.5148 E: -1396.4399  
S85°30'58"E DIST: 1400.73  
PT: 8 N: 0.0075 E: 0.0030

CLOSING BEARING/DISTANCE: S21°32'39"W DIST: 0.0081

MISCLOSURE: N: 0.0075 E: 0.0030

AREA: 47.106 ACRES



REFERENCE SURVEY VOL. D  
PAGE 650 IN THE TAX MAP OFFICE

" 2020 "

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

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**LEGAL DESCRIPTION OF A 0.346 ACRE INGRESS/EGRESS EASEMENT**

Being a parcel of land situated in part of the Northeast Quarter of Section 12, T-4-S, R-12-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the center of said Section 12 and the centerline of Township Highway 94;

thence on an assumed bearing of N 00° 27' 49" E along the north-south half section line of said Section 12 and the centerline of said Township Highway 94 a distance of 300.00 feet to a point and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 00° 27' 49" E along the north-south half section line of said Section 12 and the centerline of said Township Highway 94 a distance of 25.00 feet to a point;

thence S 89° 01' 23" E on a line a distance of 426.00 feet to a point;

thence S 00° 27' 31" W on a line a distance of 202.62 feet to a point;

thence N 85° 18' 58" W on a line a distance of 25.07 feet to a point;

thence N 00° 27' 31" E on a line a distance of 176.00 feet to a point;

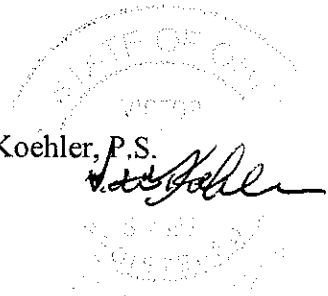
thence N 89° 01' 23" W on a line a distance of 401.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.346 acre of land, more or less. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

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

20137-S      Ingress/Egress Easement



*Easement*  
*(0.346A)*

REFERENCE SURVEY VOL. 0  
PAGE 650 IN THE TAX MAP OFFICE

"2020"

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

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**LEGAL DESCRIPTION OF A 3.000 ACRE PARCEL  
FOR COLLINS ESTATE**

Being a parcel of land situated in part of the Northeast Quarter of Section 12, T-4-S, R-12-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the north quarter post of said Section 12 and the intersection of the centerlines of Township Highway 71 and Township Highway 94;

thence on an assumed bearing of S 86° 02' 00" E along the north line of said Section 12 and the centerline of said Township Highway 71 a distance of 706.00 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 03° 58' 00" W a distance of 30.00 feet;

thence continuing S 86° 02' 00" E along the north line of said Section 12 and the centerline of said Township Highway 71 a distance of 335.08 feet to a set MAG nail, referenced by a set iron rod situated S 03° 58' 00" W a distance of 30.00 feet;

thence S 03° 58' 00" W on a line a distance of 390.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 30.00 feet;

thence N 86° 02' 00" W on a line a distance of 335.08 feet to a set iron rod;

thence N 03° 58' 00" E on a line a distance of 390.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 360.00 feet.

Containing in all 3.000 acres of land, more or less, of which 0.231 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 2020.

(TRACT 1)  
( 3.00 A)

REFERENCE SURVEY VOL.   D    
PAGE   650   IN THE TAX MAP OFFICE

"2020"

Prior Deed References – DV 145, Page 420

20137-S      Tract 1



PT: 1 N: 0.0000 E: 0.0000  
S86°02'00"E DIST: 335.08  
PT: 2 N: -23.1795 E: 334.2773  
S3°58'00"W DIST: 390.00  
PT: 3 N: -412.2453 E: 307.2986  
N86°02'00"W DIST: 335.08  
PT: 4 N: -389.0657 E: -26.9787  
N3°58'00"E DIST: 390.00  
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: 3.000 ACRES



REFERENCE SURVEY VOL. D

PAGE 650 IN THE TAX MAP OFFICE

"2020"

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**LEGAL DESCRIPTION OF A 11.293 ACRE PARCEL  
FOR COLLINS ESTATE**

Being a parcel of land situated in part of the Northeast Quarter of Section 12, T-4-S, R-12-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the center of said Section 12 and the centerline of Township Highway 94 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 00° 27' 49" E along the north-south half section line of said Section 12 and the centerline of said Township Highway 94 a distance of 150.00 feet to a set MAG nail, referenced by a set iron rod situated S 85° 18' 58" E a distance of 25.07 feet;

thence S 85° 18' 58" E on a line a distance of 663.69 feet to a set iron rod, passing the aforementioned set iron rod a distance of 25.07 feet

thence N 02° 17' 44" E on a line a distance of 374.73 feet to a set iron rod;

thence S 85° 18' 58" E on a line a distance of 740.90 feet to a set iron rod marking the west line of the east half of the northeast quarter of said Section 12;

thence S 00° 19' 04" W along the west line of the east half of the northeast quarter of said Section 12 a distance of 525.52 feet to a found stone marking the east-west half section line of said Section 12;

thence N 85° 18' 58" W along the east-west half section line of said Section 12 a distance of 1417.94 feet to the **POINT OF BEGINNING**.

Containing in all 11.293 acres of land, more or less, of which 0.086 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.

(TRACT 2)  
(11.293A)

REFERENCE SURVEY VOL. D  
PAGE 650 IN THE TAX MAP OFFICE

"2020"

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

Prior Deed References – DV 145, Page 420

20137-S      Tract 2



PT: 1 N: 0.0000 E: 0.0000  
N0°27'49"E DIST: 150.00  
PT: 2 N: 149.9951 E: 1.2137  
S85°18'58"E DIST: 663.69  
PT: 3 N: 95.7993 E: 662.6873  
N2°17'44"E DIST: 374.73  
PT: 4 N: 470.2286 E: 677.6968  
S85°18'58"E DIST: 740.90  
PT: 5 N: 409.7280 E: 1416.1225  
S0°19'04"W DIST: 525.52  
PT: 6 N: -115.7839 E: 1413.2078  
N85°18'58"W DIST: 1417.94  
PT: 7 N: 0.0026 E: 0.0032

CLOSING BEARING/DISTANCE: S50°51'28"W DIST: 0.0041

MISCLOSURE: N: 0.0026 E: 0.0032

AREA: 11.293 ACRES



REFERENCE SURVEY VOL. D  
PAGE 650 IN THE TAX MAP OFFICE

"2020"