

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

**LEGAL DESCRIPTION OF A 2.291 ACRE PARCEL
FOR THE SHAW ESTATE**

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

Commencing at a found stone marking the north quarter post of said Section 1;

thence on an assumed bearing of S 88° 50' 54" E along the north line of said Section 1 a
distance of 1069.09 feet to a set MAG nail marking a corner of a parcel of land now or
formerly owned by A. & F. Lutz and being the **POINT OF BEGINNING** of the
hereinafter described parcel, referenced by a set iron rod situated S 01° 23' 36" W a
distance of 25.00 feet;

thence continuing S 88° 50' 54" E along the north line of said Section 1 a distance of
330.23 feet to a point on the west line of the east half of the northeast quarter of said
Section 1, referenced by a found stone situated N 08° 23' 11" E a distance of 3.49 feet;

thence S 00° 27' 10" W along the west line of the east half of the northeast quarter of said
Section 1 a distance of 300.02 feet to a set iron rod;

thence N 88° 50' 54" W on a line a distance of 335.16 feet to a set iron rod;

thence N 01° 23' 36" E on a line and along said A. & F. Lutz parcel a distance of 300.00
feet to the **POINT OF BEGINNING**, passing two set iron rods at distances of 86.86 feet
and 275.00 feet respectively.

Containing in all 2.291 acres of land, more or less, of which 0.190 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 2021.

Prior Deed References – DV 176, Page 272; OR 266, Page 2477

21047-S Tract 4



PT: 1 N: 0.0000 E: 0.0000
S88°50'54"E DIST: 330.23
PT: 2 N: -6.6373 E: 330.1633
S0°27'10"W DIST: 300.02
PT: 3 N: -306.6479 E: 327.7924
N88°50'54"W DIST: 335.16
PT: 4 N: -299.9115 E: -7.2999
N1°23'36"E DIST: 300.00
PT: 5 N: -0.0002 E: -0.0051

CLOSING BEARING/DISTANCE: N87°14'49"E DIST: 0.0051

MISCLOSURE: N: -0.0002 E: -0.0051

AREA: 2.291 ACRES



REFERENCE SURVEY VOL. D
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**LEGAL DESCRIPTION OF A 13.664 ACRE PARCEL
FOR THE SHAW ESTATE**

Being a parcel of land situated in part of the Northeast Quarter of Section 1, 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 1 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° 24' 28" E along the north-south half section line
of said Section 1 and centerline of said Township Highway 94 a distance of 298.51 feet
to a set MAG nail, referenced by a set iron rod situated S 86° 46' 01" E a distance of
25.03 feet;

thence S 86° 46' 01" E on a line a distance of 853.69 feet to a set iron rod, passing the
aforementioned set iron rod a distance of 25.03 feet;

thence N 00° 03' 50" E on a line a distance of 280.09 feet to a set iron rod;

thence S 88° 15' 20" E on a line a distance of 546.86 feet to a set iron rod marking the
west line of the east half of the northeast quarter of said Section 1;

thence S 00° 27' 10" W along the west line of the east half of the northeast quarter of said
Section 1 a distance of 623.33 feet to found iron rod, marking the east-west half section
line of said Section 1;

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

Containing in all 13.664 acres of land, more or less, of which 0.171 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 1)
(13.664A)

REFERENCE SURVEY VOL. D
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This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in May 2021.

Prior Deed References – DV 176, Page 272; OR 266, Page 2477

21047-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
N0°24'28"E DIST: 298.51
PT: 2 N: 298.5024 E: 2.1245
S86°46'01"E DIST: 853.69
PT: 3 N: 250.3564 E: 854.4558
N0°03'50"E DIST: 280.09
PT: 4 N: 530.4463 E: 854.7681
S88°15'20"E DIST: 546.86
PT: 5 N: 513.7990 E: 1401.3746
S0°27'10"W DIST: 623.33
PT: 6 N: -109.5116 E: 1396.4488
N85°30'58"W DIST: 1400.73
PT: 7 N: -0.0042 E: 0.0060

CLOSING BEARING/DISTANCE: N54°47'14"W DIST: 0.0073

MISCLOSURE: N: -0.0042 E: 0.0060

AREA: 13.664 ACRES



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**LEGAL DESCRIPTION OF A 62.971 ACRE PARCEL
FOR THE SHAW ESTATE**

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

Commencing at a found stone marking the north quarter post of said Section 1 and being
the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 88° 50' 54" E along the north line of said Section 1 a
distance of 799.09 feet to a set MAG nail, referenced by a set iron rod situated S 01° 23'
40" W a distance of 25.00 feet;

thence S 01° 23' 40" W on a line a distance of 300.00 feet to a set iron rod, passing the
aforementioned set iron rod a distance of 25.00 feet;

thence S 88° 50' 54" E on a line a distance of 605.16 feet to a set iron rod marking the
west line of the east half of the northeast quarter of said Section 1;

thence S 00° 27' 10" W along the west line of the east half of the northeast quarter of said
Section 1 a distance of 1634.14 feet to a set iron rod;

thence N 88° 15' 20" W on a line a distance of 546.86 feet to set iron rod;

thence S 00° 03' 50" W on a line a distance of 280.09 feet to set iron rod;

thence N 86° 46' 01" W on a line a distance of 853.69 feet to a set MAG nail marking the
north-south half section line of said Section 1 and the centerline of Township Highway
94, passing a set iron rod a distance of 828.66 feet;

thence N 00° 24' 28" E along the north-south half section line of said Section 1 and
centerline of said Township Highway 94 a distance of 2177.58 feet to the **POINT OF
BEGINNING**.

Containing in all 62.971 acres of land, more or less, of which 1.694 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 2)
(62.971 A)

REFERENCE SURVEY VOL. D
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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 2021.

Prior Deed References – DV 176, Page 272; OR 266, Page 2477

21047-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
S88°50'54"E DIST: 799.09
PT: 2 N: -16.0609 E: 798.9286
S1°23'40"W DIST: 300.00
PT: 3 N: -315.9721 E: 791.6280
S88°50'54"E DIST: 605.16
PT: 4 N: -328.1352 E: 1396.6658
S0°27'10"W DIST: 1634.14
PT: 5 N: -1962.2242 E: 1383.7522
N88°15'20"W DIST: 546.86
PT: 6 N: -1945.5769 E: 837.1456
S0°03'50"W DIST: 280.09
PT: 7 N: -2225.6667 E: 836.8333
N86°46'01"W DIST: 853.69
PT: 8 N: -2177.5207 E: -15.4980
N0°24'28"E DIST: 2177.58
PT: 9 N: 0.0041 E: -0.0001

CLOSING BEARING/DISTANCE: S1°45'16"E DIST: 0.0041

MISCLOSURE: N: 0.0041 E: -0.0001

AREA: 62.971 ACRES



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**LEGAL DESCRIPTION OF A 0.883 ACRE PARCEL
FOR THE SHAW ESTATE**

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

Commencing at a found stone marking the north quarter post of said Section 1;

thence on an assumed bearing of S 88° 50' 54" E along the north line of said Section 1 a
distance of 799.09 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 01° 23' 40" W a
distance of 25.00 feet;

thence continuing S 88° 50' 54" E along the north line of said Section 1 a distance of
70.00 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned
by A. & F. Lutz, referenced by a set iron rod situated S 01° 23' 40" W a distance of 25.00
feet;

thence S 01° 23' 40" W along said A. & F. Lutz parcel a distance of 212.30 feet to a
found iron rod marking a corner of said A. & F. Lutz parcel, passing the aforementioned
set iron rod a distance of 25.00 feet;

thence S 88° 36' 24" E along said A. & F. Lutz parcel a distance of 200.00 feet to a found
iron rod marking a corner of said A. & F. Lutz parcel;

thence S 01° 23' 36" W on a line a distance of 86.86 feet to set iron rod;

thence N 88° 50' 54" W on a line a distance of 270.00 feet to set iron rod;

thence N 01° 23' 40" E on a line a distance of 300.00 feet to the **POINT OF
BEGINNING**, passing a set iron rod a distance of 275.00 feet.

Containing in all 0.883 acres of land, more or less, of which 0.040 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 3)
(0.883A)

REFERENCE SURVEY VOL. D
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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 2021.

Prior Deed References – DV 176, Page 272; OR 266, Page 2477

21047-S Tract 3



PT: 1 N: 0.0000 E: 0.0000
S88°50'54"E DIST: 70.00
PT: 2 N: -1.4069 E: 69.9859
S1°23'40"W DIST: 212.30
PT: 3 N: -213.6441 E: 64.8195
S88°36'24"E DIST: 200.00
PT: 4 N: -218.5072 E: 264.7604
S1°23'36"W DIST: 86.86
PT: 5 N: -305.3415 E: 262.6483
N88°50'54"W DIST: 270.00
PT: 6 N: -299.9148 E: -7.2972
N1°23'40"E DIST: 300.00
PT: 7 N: -0.0037 E: 0.0034

CLOSING BEARING/DISTANCE: N42°50'49"W DIST: 0.0050

MISCLOSURE: N: -0.0037 E: 0.0034

AREA: 0.883 ACRES



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