

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

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**LEGAL DESCRIPTION OF A 27.000 ACRE PARCEL  
FOR BOB BARDON**

Being a parcel of land situated in part of the Northwest Quarter of Section 4, T-3-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 4 and the east quarter post of Section 5 and the centerline of County Highway 55;

thence on an assumed bearing of N 89° 57' 44" E along the east-west half section line of said Section 4 and the centerline of said County Highway 55 a distance of 785.90 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 02° 21' 14" W on a line a distance of 1620.42 feet to a set iron rod, passing a set iron rod a distance of 25.02 feet;

thence N 12° 32' 41" E on a line a distance of 177.02 feet to a set iron rod;

thence N 01° 29' 54" W on a line a distance of 605.97 feet to a set iron rod marking the south line of a parcel of land now or formerly owned by City of Upper Sandusky (DV 211, Page 672);

thence S 72° 05' 07" E along said City of Upper Sandusky (DV 211, Page 672) parcel a distance of 513.12 feet to point marking a corner of a parcel of land now or formerly owned by the City of Upper Sandusky (OR 53, Page 273), referenced by a set iron rod situated S 01° 29' 54" E a distance of 16.00 feet;

thence S 01° 29' 54" E along said City of Upper Sandusky (OR 53, Page 273) parcel, passing a set iron rod a distance of 16.00 feet, a total distance of 2240.21 feet to a set MAG nail marking the east-west half section line of said Section 4 and the centerline of said County Highway 55, referenced by a found iron rod situated N 00° 22' 43" W a distance of 28.65 feet;

thence S 89° 57' 44" W along the east-west half section line of said Section 4 and the centerline of said County Highway 55 a distance of 502.87 feet to the **POINT OF BEGINNING**.

REFERENCE SURVEY VOL. D

PAGE 686 IN THE TAX MAP OFFICE

"2023" Tract 3 - (27.00 A)

Containing in all 27.000 acres of land, more or less, of which 0.289 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 February 2023.

Prior Deed References – OR 261, Page 1166, OR 262, Page 284

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Tract 3



PT: 1 N: 0.0000 E: 0.0000  
N2°21'14"W DIST: 1620.42  
PT: 2 N: 1619.0527 E: -66.5532  
N12°32'41"E DIST: 177.02  
PT: 3 N: 1791.8467 E: -28.1041  
N1°29'54"W DIST: 605.97  
PT: 4 N: 2397.6095 E: -43.9490  
S72°05'07"E DIST: 513.12  
PT: 5 N: 2239.7732 E: 444.2926  
S1°29'54"E DIST: 2240.21  
PT: 6 N: 0.3291 E: 502.8693  
S89°57'44"W DIST: 502.87  
PT: 7 N: -0.0024 E: -0.0006

CLOSING BEARING/DISTANCE: N13°00'56"E DIST: 0.0025

MISCLOSURE: N: -0.0024 E: -0.0006

AREA: 27.000 ACRES



REFERENCE SURVEY VOL. D

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"2023" Tract 3. (21.00±)

**KOEHLER SURVEYING, INC.**  
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**LEGAL DESCRIPTION OF A 19.261 ACRE PARCEL  
FOR BOB BARDON**

Being a parcel of land situated in part of the Northwest Quarter of Section 4, T-3-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 4 and the east quarter post of Section 5 and the centerline of County Highway 55;

thence on an assumed bearing of N 89° 57' 44" E along the east-west half section line of said Section 4 and the centerline of said County Highway 55 a distance of 745.87 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 02° 21' 14" W on a line a distance of 1597.30 feet to a set iron rod, passing a set iron rod a distance of 25.02 feet;

thence S 85° 54' 04" W on a line a distance of 272.71 feet to a set iron rod;

thence S 27° 34' 54" W on a line a distance of 193.76 feet to a set iron rod;

thence N 83° 47' 23" W on a line a distance of 322.53 feet to found iron rod marking a corner of a parcel of land now or formerly owned by B. Saull;

thence N 01° 23' 46" W along said B. Saull parcel a distance of 1208.43 feet to a point marking a corner of a parcel of land now or formerly owned by the City of Upper Sandusky, referenced by a found monument situated N 72° 05' 07" W a distance of 0.75 feet;

thence S 72° 05' 07" E along said City of Upper Sandusky parcel a distance of 812.90 feet to a set iron rod;

thence S 01° 29' 54" E on a line a distance of 605.97 feet to a set iron rod;

thence S 12° 32' 41" W on a line a distance of 177.02 feet to a set iron rod;

REFERENCE SURVEY VOL. D  
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"2025" Tract 1 - (19.261 A)

thence S 02° 21' 14" E on a line a distance of 1620.42 feet to a set MAG nail marking the east-west half section line of said Section 4 and the centerline of said County Highway 55, passing a set iron rod a distance of 1595.40 feet;

thence S 89° 57' 44" W along the east-west half section line of said Section 4 and the centerline of said County Highway 55 a distance of 40.03 feet to the **POINT OF BEGINNING**.

Containing in all 19.261 acres of land, more or less, of which 0.023 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 February 2023.

Prior Deed References – OR 261, Page 1166, OR 262, Page 284

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Tract 1



PT: 1 N: 0.0000 E: 0.0000  
N2°21'14"W DIST: 1597.30  
PT: 2 N: 1595.9522 E: -65.6036  
S85°54'04"W DIST: 272.71  
PT: 3 N: 1576.4594 E: -337.6160  
S27°34'54"W DIST: 193.76  
PT: 4 N: 1404.7199 E: -427.3293  
N83°47'23"W DIST: 322.53  
PT: 5 N: 1439.6104 E: -747.9666  
N1°23'46"W DIST: 1208.43  
PT: 6 N: 2647.6817 E: -777.4092  
S72°05'07"E DIST: 812.90  
PT: 7 N: 2397.6328 E: -3.9223  
S1°29'54"E DIST: 605.97  
PT: 8 N: 1791.8700 E: 11.9225  
S12°32'41"W DIST: 177.02  
PT: 9 N: 1619.0760 E: -26.5265  
S2°21'14"E DIST: 1620.42  
PT: 10 N: 0.0233 E: 40.0267  
S89°57'44"W DIST: 40.03  
PT: 11 N: -0.0031 E: -0.0033

CLOSING BEARING/DISTANCE: N47°06'23"E DIST: 0.0046

MISCLOSURE: N: -0.0031 E: -0.0033

AREA: 19.261 ACRES



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"2023" Tract 1 - (19.261A)

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**LEGAL DESCRIPTION OF A 28.212 ACRE PARCEL  
FOR BOB BARDON**

Being a parcel of land situated in part of the Northwest Quarter of Section 4 and the Northeast Quarter of Section 5, T-3-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 4 and the east quarter post of Section 5 and the centerline of County Highway 55;

thence on an assumed bearing of N 89° 57' 44" E along the east-west half section line of said Section 4 and the centerline of said County Highway 55 a distance of 518.05 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by J. & H. Endsley and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron pipe situated N 02° 13' 23" W a distance of 25.24 feet;

thence N 00° 02' 16" W along said J. & H. Endsley parcel a distance of 335.95 feet to a found iron rod marking a corner of said J. & H. Endsley parcel;

thence S 89° 57' 44" W along said J. & H. Endsley parcel a distance of 195.00 feet to a found iron rod marking a corner of said J. & H. Endsley parcel;

thence S 00° 02' 16" E along said J. & H. Endsley parcel a distance of 75.95 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by E. Newman, Etal;

thence S 89° 57' 44" W along said E. Newman, Etal. parcel a distance of 235.00 feet to a found iron rod marking the east line of a parcel of land now or formerly owned by J. & N. Lucas;

thence N 00° 02' 16" W along said J. & N. Lucas parcel a distance of 163.99 feet to a found iron rod marking a corner of a said J. & N. Lucas parcel;

thence S 89° 07' 50" W along said J. & N. Lucas parcel and a parcel of land now or formerly owned by The Topsail Group Ohio LLC a distance of 440.83 feet to a found iron rod marking the east line of a parcel of land now or formerly owned by B. Saull, passing a found iron rod a distance of 240.83 feet;

REFERENCE SURVEY VOL. D

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"2023" Tract 2 - (28.212A)

thence N 00° 52' 10" W along said B. Saull parcel a distance of 678.89 feet to a found iron rod marking a corner of said B. Saull parcel;

thence N 34° 03' 47" E along said B. Saull parcel a distance of 262.66 feet to a found iron rod marking a corner of said B. Saull parcel;

thence N 52° 20' 28" E along said B. Saull parcel a distance of 194.94 feet to a found iron rod marking a corner of said B. Saull parcel;

thence N 83° 05' 28" E along said B. Saull parcel a distance of 60.21 feet to a found iron rod marking a corner of said B. Saull parcel;

thence S 83° 47' 23" E on a line a distance of 322.53 feet to a set iron rod;

thence N 27° 34' 54" E on a line a distance of 193.76 feet to a set iron rod;

thence N 85° 54' 04" E on a line a distance of 272.71 feet to a set iron rod;

thence S 02° 21' 14" E on a line a distance of 1597.30 feet to a set MAG nail marking the east-west half section line of said Section 4 and the centerline of said County Highway 55, passing a set iron rod a distance of 1572.28 feet;

thence S 89° 57' 44" W along the east-west half section line of said Section 4 and the centerline of said County Highway 55 a distance of 227.82 feet to the **POINT OF BEGINNING**.

Containing in all 28.212 acres of land, more or less, of which 0.130 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 February 2023.

Prior Deed References – OR 261, Page 1166, OR 262, Page 284

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Tract 2



PT: 1 N: 0.0000 E: 0.0000  
N0°02'16"W DIST: 335.95  
PT: 2 N: 335.9499 E: -0.2215  
S89°57'44"W DIST: 195.00  
PT: 3 N: 335.8214 E: -195.2215  
S0°02'16"E DIST: 75.95  
PT: 4 N: 259.8714 E: -195.1714  
S89°57'44"W DIST: 235.00  
PT: 5 N: 259.7164 E: -430.1713  
N0°02'16"W DIST: 163.99  
PT: 6 N: 423.7064 E: -430.2795  
S89°07'50"W DIST: 440.83  
PT: 7 N: 417.0172 E: -871.0587  
N0°52'10"W DIST: 678.89  
PT: 8 N: 1095.8290 E: -881.3602  
N34°03'47"E DIST: 262.66  
PT: 9 N: 1313.4223 E: -734.2431  
N52°20'28"E DIST: 194.94  
PT: 10 N: 1432.5226 E: -579.9165  
N83°05'28"E DIST: 60.21  
PT: 11 N: 1439.7654 E: -520.1437  
S83°47'23"E DIST: 322.53  
PT: 12 N: 1404.8748 E: -199.5064  
N27°34'54"E DIST: 193.76  
PT: 13 N: 1576.6143 E: -109.7931  
N85°54'04"E DIST: 272.71  
PT: 14 N: 1596.1071 E: 162.2193  
S2°21'14"E DIST: 1597.30  
PT: 15 N: 0.1549 E: 227.8229  
S89°57'44"W DIST: 227.82  
PT: 16 N: 0.0047 E: 0.0030

CLOSING BEARING/DISTANCE: S32°20'53"W DIST: 0.0056

MISCLOSURE: N: 0.0047 E: 0.0030

AREA: 28.212 ACRES



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