

VICTOR B. KOEHLER
123 1/2 W. Wyandot Ave.
Upper Sandusky, Ohio 43351
(419) 294-5388

LEGAL DESCRIPTION OF A 0.375 ACRE PARCEL
FOR JEAN C. RISNER

Being a parcel of land situated in the Northeast and Southeast Quarter of Section 14, Township 1 South, Range 12 East, Ridge Township, Wyandot County, Ohio and further described as follows:

Commencing at a found iron rod marking the centerline of State Route 15 and County Highway 21, relocated, said rod being at Station 1307 + 50.04 on the centerline survey made in 1962 by the Ohio Department of Transportation of State Route 15, Section 0.00 in Wyandot County;

thence S 68° 53' 10.4" E, along the centerline of State Route 15, to Station 1305 + 65 of said centerline survey;

LS/2009
thence N 21° 06' 49.6" E, a distance of 150.00 feet to a found iron rod at the intersection of the right-of-ways of State Route 15 and County Highway 21, relocated, said rod being 150.00 feet right of Station 1305 + 65 of said centerline survey;

thence S 68° 23' 10.4" E, a distance of 746.65 feet along the northerly right-of-way of State Route 15 to a point, passing at 718.66 feet a set iron rod for reference;

thence S 89° 57' 32" E, a distance of 597.21 feet along the centerline of an open ditch to a point;

thence N 03° 32' 18" E, a distance of 284.19 feet to a set iron rod, passing a set iron rod for reference at 14.71 feet;

thence N 03° 57' 02" W, a distance of 216.73 feet to a set railroad spike on the centerline of County Highway 21;

thence S 89° 07' 09" E, a distance of 60.00 feet along the centerline of County Highway 21 to a set railroad spike and being the POINT OF BEGINNING;

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PARCEL 2

0.375 AC.

thence continuing S 89° 07' 09" E, a distance of 65.96 feet to a set railroad spike at the Northwest corner of a property owned by Roger D. Kloepfer, Sr. and described in Deed Volume 191, Page 160 in the Wyandot County Recorder's Office;

thence S 01° 04' 55" W, a distance of 312.86 feet, along said property, to a set iron rod at the Southwest corner of said property;

thence N 89° 16' 24" W, a distance of 38.41 feet to a set iron rod;

thence N 03° 57' 02" W, a distance of 314.08 feet to the POINT OF BEGINNING.

Containing in all 0.375 acres of land, more or less, subject to all legal highways and easements of record.

Bearings are assumed and for angular measurements only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in October, 1992.

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LEGAL DESCRIPTION OF A 11.750 ACRE PARCEL
FOR JEAN C. RISNER

Being a parcel of land situated in the Northeast and Southeast Quarter of Section 14, Township 1 South, Range 12 East, Ridge Township, Wyandot County, Ohio and further described as follows:

Commencing at a found iron rod marking the centerline of State Route 15 and County Highway 21, relocated, said rod being at Station 1307 + 50.04 on the centerline survey made in 1962 by the Ohio Department of Transportation of State Route 15, Section 0.00 in Wyandot County;

thence S 68° 53' 10.4" E, along the centerline of State Route 15, to Station 1305 + 65 of said centerline survey; *6/1/2019*
a distance of 185.04 feet

thence N 21° 06' 49.6" E, a distance of 150.00 feet to a found iron rod at the intersection of the right-of-ways of State Route 15 and County Highway 21, relocated, said rod being 150.00 feet right of Station 1305 + 65 of said centerline survey;

thence S 68° 23' 10.4" E, a distance of 746.65 feet along the northerly right-of-way of State Route 15 to a point and being the POINT OF BEGINNING, passing a set iron rod for reference a distance of 718.66 feet;

thence S 89° 57' 32" E, a distance of 597.21 feet along the centerline of an open ditch to a point;

thence N 03° 32' 18" E, a distance of 284.19 feet to a set iron rod, passing a set iron rod for reference at 14.71 feet;

thence N 03° 57' 02" W, a distance of 216.73 feet to a set railroad spike on the centerline of County Highway 21;

thence S 89° 07' 09" E, a distance of 60.00 feet along the centerline of County Highway 21 to a set railroad spike;

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PARCEL 1

11.750 Acre

thence S 03° 57' 02" E, a distance of 314.08 feet to a set iron rod;

thence S 89° 16' 24" E, a distance of 247.12 feet to a found iron pipe;

thence S 88° 55' 34" E, a distance of 209.47 feet to a found iron pipe;

thence S 88° 56' 21" E, a distance of 209.83 feet to a found iron pipe;

thence S 00° 21' 06" W, a distance of 366.00' to a set iron rod at the East Quarter Post of said section;

thence S 00° 43' 49.6" W, a distance of 339.65 feet along the east line of the Southeast Quarter of said section, to a point located on the northerly right-of-way of State Route 15, referenced by a set iron rod located S 00° 43' 49.6" W, a distance of 5.00 feet from said point;

thence N 68° 23' 10.4" W, a distance 1442.63 feet along said right-of-way, to the POINT OF BEGINNING.

Containing in all 11.750 acres of land, more or less, subject to all legal highways and easements of record.

Bearings are assumed and for angular measurements only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in October, 1992.