

VICTOR B. KOEHLER, P.S.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351

**LEGAL DESCRIPTION OF A 4.511 ACRE
PARCEL FOR THE ESTATE OF GLADYS WENTZ**

Being a parcel of land situated in part of the southwest quarter of section 17, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found cornerstone marking the southwest corner of said section and being the POINT OF BEGINNING;

thence N 00° 40' 00" E along the centerline of County Highway 96, a distance of 314.16 feet to a set P-K nail;

thence S 89° 25' 55" E, a distance of 625.45 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 00° 40' 00" W, a distance of 314.16 feet to a set P-K nail on the centerline of County Highway 47, passing a set iron rod a distance of 211.76 feet and a set iron rod a distance of 261.76 feet;

thence N 89° 25' 55" W along said centerline, a distance of 625.45 to the POINT OF BEGINNING,

Containing in all 4.511 acres of land, more or less, subject to all legal highways and easements of record.

Bearings are assumed for angular measurement only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S., #7457, in July, 1994.

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PARCEL 3
4.511 AC.

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LEGAL DESCRIPTION OF A 20.059 ACRE
PARCEL FOR THE ESTATE OF GLADYS WENTZ

Being a parcel of land situated in part of the southwest quarter of section 17, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found cornerstone marking the southwest corner of said section;

thence N 00° 40' 00" E along the centerline of County Highway 96, a distance of 696.41 feet to a set P-K nail and being the POINT OF BEGINNING;

thence continuing N 00° 40' 00" ^{E/DO} along said centerline, a distance of 633.58 feet to a set P-K nail;

thence S 89° 33' 56" E, a distance of 1047.93 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet and a set iron rod a distance of 785.95 feet;

thence S 00° 37' 31" W, a distance of 833.58 feet to a set iron rod;

thence N 89° 33' 56" W, a distance of 1048.53 feet to the POINT OF BEGINNING, passing a set iron rod a distance of 1028.53 feet.

Containing in all 20.059 acres of land, more or less, subject to all legal highways and easements of record.

Bearings are assumed for angular measurement only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S., #7457, in July, 1994.

94015-s

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PARCEL 1
20.059 AC.

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**LEGAL DESCRIPTION OF A 12.172 ACRE
PARCEL FOR THE ESTATE OF GLADYS WENTZ**

Being a parcel of land situated in part of the southwest quarter of section 17, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found cornerstone marking the southwest corner of said section;

thence N 00° 40' 00" E along the centerline of County Highway 96, a distance of 314.16 feet to a set P-K nail and being the POINT OF BEGINNING;

thence continuing N 00° 40' 00" E along said centerline, a distance of 382.25 feet to a set P-K nail;

thence S 89° 33' 56" E, a distance of 1049.31 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet and a set iron rod a distance of 1048.53 feet;

thence S 00° 36' 17" W, a distance of 698.85 feet to a P-K nail on the centerline of County Highway 47, passing a set iron rod a distance of 676.85 feet;

thence N 89° 25' 55" W along said centerline, a distance of 351.61 feet to a set P-K nail;

thence N 00° 40' 00" E, a distance of 76.20 feet to a set iron rod, passing a set iron rod a distance of 26.93 feet;

thence N 89° 25' 55" W, a distance of 73.00 feet to a set iron rod;

thence N 00° 40' 00" E, a distance of ~~267.96~~ 237.96 feet to a set iron rod;

thence N 89° 25' 55" W, a distance of 625.45 feet to the POINT OF BEGINNING, passing a set iron rod a distance of 605.45 feet.

Containing in all 12.172 acres of land, more or less, subject to all legal highways and easements of record.

Bearings are assumed for angular measurement only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S., #7457, in July, 1994.

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PARCEL 2

12.172 AC.