

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

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**LEGAL DESCRIPTION OF A 0.100 ACRE PARCEL  
FOR CHARLENE FRANZ**

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

Commencing at a found stone marking the intersection of the west line of said Section 12 and the centerline of Township Highway 22;

thence on an assumed bearing of S 59° 00' 39" E along the centerline of said Township Highway 22 a distance of 789.62 feet to a found railroad spike marking a corner of a parcel of land now or formerly owned by J. Walter and C. Franz and a parcel of land now or formerly owned by J. & L. Derr, Trustee, referenced by a found iron rod situated N 36° 34' 54" E a distance of 30.06 feet;

thence N 36° 34' 54" E along said Walter/ Franz and J. & L. Derr, Trustee parcels a distance of 1174.74 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing the aforementioned found iron rod a distance of 30.06 feet;

thence continuing N 36° 34' 54" E along said J. & L. Derr, Trustee parcel and a parcel of land now or formerly owned by J. Agerter a distance of 34.00 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by C. Franz, Trustee;

thence S 45° 13' 28" E along said C. Franz, Trustee parcel a distance of 180.41 feet to a found iron rod marking a corner of said C. Franz, Trustee parcel, passing a found iron rod a distance of 140.00 feet;

thence S 36° 34' 54" W on a line a distance of 15.00 feet to a set iron rod;

thence N 51° 15' 55" W on a line a distance of 178.70 feet to the **POINT OF BEGINNING**.

Containing in all 0.100 acres 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.

REFERENCE SURVEY VOL. B  
PAGE 197 IN THE TAX MAP OFFICE  
"2018"

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 2018.

Prior Deed References -- OR 15, Page 239

18055-S

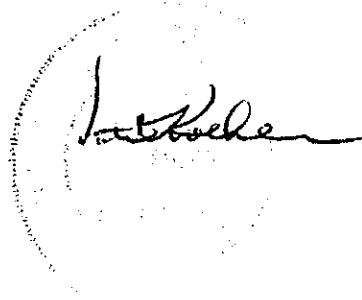


PT: 1 N: 0.0000 E: 0.0000  
N36°34'54"E DIST: 34.00  
PT: 2 N: 27.3023 E: 20.2629  
S45°13'28"E DIST: 180.41  
PT: 3 N: -99.7662 E: 148.3308  
S36°34'54"W DIST: 15.00  
PT: 4 N: -111.8113 E: 139.3913  
N51°15'55"W DIST: 178.70  
PT: 5 N: 0.0041 E: -0.0039

CLOSING BEARING/DISTANCE: S43°43'21"E DIST: 0.0057

MISCLOSURE: N: 0.0041 E: -0.0039

AREA: 0.100 ACRES

A handwritten signature, likely "J. Becker", is written in black ink. The signature is enclosed within a faint, circular, dotted-line border.

REFERENCE SURVEY VOL. B  
PAGE 197 IN THE TAX MAP OFFICE

"2018"