

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

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**LEGAL DESCRIPTION OF A 0.321 ACRE  
PARCEL FOR TEDDY A. BEAVERS**

Being a parcel of land situated in part of the southwest quarter of section 35, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found P-K nail and shiner marking the south quarter post of said section;

thence S 90° 00' 00" W along the centerline of County Highway 4, a distance of 1982.45 feet to a found P-K nail and being the POINT OF BEGINNING;

thence continuing S 90° 00' 00" W, a distance of 28.00 feet to a set P-K nail;

thence N 00° 00' 00" E, a distance of 324.77 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 90° 00' 00" E, a distance of 66.09 feet to a set iron rod;

thence S 00° 43' 20" W, a distance of 124.80 feet to a set iron rod;

thence S 90° 00' 00" W, a distance of 34.00 feet to a found iron pipe;

thence S 00° 43' 20" W, a distance of 200.00 feet to the POINT OF BEGINNING.

Containing in all 0.321 acres of land, more or less, subject to all legal highways and easements of record.

Bearings are assumed for angular measurements only.

All set iron rods are 1/2" diameter with plastic caps imprinted "VBK #7457".

This legal description is based upon a survey performed by Victor B. Koehler, P.S., #7457, in November, 1996.

Prior Deed Reference - Volume 208, Page 660.

96101-S (172)

(Parcel 2)  
(0.321 A)

REFERENCE SURVEY VOL. C  
PAGE 34 IN THE TAX MAP OFFICE

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

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**LEGAL DESCRIPTION OF A 0.112 ACRE  
PARCEL FOR TEDDY A. BEAVERS**

Being a parcel of land situated in part of the southwest quarter of section 35, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found P-K nail and shiner marking the south quarter post of said section;

thence S 90° 00' 00" W along the centerline of County Highway 4, a distance of 1792.45 feet to a set P-K nail and being the POINT OF BEGINNING;

thence continuing S 90° 00' 00" W, a distance of 15.00 feet to a found P-K nail;

thence N 00° 43' 20" E, a distance of 324.80 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 90° 00' 00" E, a distance of 15.00 feet to a set iron rod;

thence S 00° 43' 20" W, a distance of 324.80 feet to the POINT OF BEGINNING.

Containing in all 0.112 acres of land, more or less, subject to all legal highways and easements of record.

Bearings are assumed for angular measurements only.

All set iron rods are 1/2" diameter with plastic caps imprinted "VBK #7457".

This legal description is based upon a survey performed by Victor B. Koehler, P.S., #7457, in November, 1996.

Prior Deed Reference - Volume 208, Page 660.

96101-S  
(172)

(PARCEL 1)  
(0.112 A)

REFERENCE SURVEY VOL C  
PAGE 34 IN THE TAX MAP OFFICE