

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

**LEGAL DESCRIPTION OF A 0.0625 ACRE
PARCEL FOR THE IDA GRIFFIN ESTATE**

Being a parcel of land known as a platted alley situated in part of the Southeast Quarter of Section 17, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod on the south line of said Section and marking the Northeast Corner of Outlot #1 of the Plat of the Village of Tymochtee and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 00' 26" W along said Section line a distance of 165.00 feet to a set iron rod;

thence N 00° 59' 34" W a distance of 16.50 feet to a set iron rod;

thence N 89° 00' 26" E a distance of 165.00 feet to a set iron rod on the westerly right-of-way of State Route 53;

thence S 00° 59' 34" E along said right-of-way line a distance of 16.50 feet to the **POINT OF BEGINNING**;

This alley contains in all 0.0625 acres of land, more or less, subject to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

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

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in May, 1998.

Prior Deed Reference - Platted Alley.

98069-S (115)

Parcel #2

REFERENCE SURVEY VOL. C
PAGE 150 IN THE TAX MAP OFFICE
(PARCEL #2)(0.0625A)

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

**LEGAL DESCRIPTION OF A 0.5000 ACRE
PARCEL FOR THE IDA GRIFFIN ESTATE**

Being a parcel of land situated in part of the Southeast Quarter of Section 17, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod on the south line of said Section and marking the Northeast Corner of Outlot #1 of the Plat of the Village of Tymochtee;

thence on an assumed bearing of N 00° 59' 34" W along the westerly right-of-way of State Highway 53 a distance of 16.50 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence S 89° 00' 26" W a distance of 165.00 feet to a set iron rod;

thence N 00° 59' 34" W a distance of 132.00 feet to a set iron rod;

thence N 89° 00' 26" E a distance of 165.00 feet to a set iron rod on the westerly right-of-way of State Route 53;

thence S 00° 59' 34" E along said right-of-way line a distance of 132.00 feet to the **POINT OF BEGINNING**;

Containing in all 0.5000 acres of land, more or less, of which 0.000 acres, more or less, is currently contained within the right-of-way of State Route 53. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

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

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in May, 1998.

Prior Deed Reference - Volume 191, Page 655.

98069-S (115)

Parcel #1

REFERENCE SURVEY VOL. C
PAGE 150 IN THE TAX MAP OFFICE
(PARCEL #1 (0.50A))