

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

**LEGAL DESCRIPTION OF A 0.184 ACRE PARCEL
FOR JEFF WALTER AND 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 in a monument box marking the intersection of the
centerline of Township Highway 22 and the east line of Section 12;

thence on an assumed bearing of S 59° 00' 39" E along the centerline of Township
Highway 22 a distance of 789.62 feet to a found railroad spike marking the southeasterly
corner of a parcel of land currently owned by Joseph H.
Derr et ux;

thence N 36° 34' 54" E along the easterly line of said Derr parcel a distance of 1208.74
feet to a found ½" diameter iron rod marking the southeasterly corner of a parcel of land
currently owned by Charlene F. Franz Trust, passing two set iron rods a distance of 30.06
feet and 260.00 feet respectively;

thence S 45° 13' 28" E along the southerly line of said Franz parcel a distance of 140.00
feet to a found ½" diameter iron rod marking the southeasterly corner of said Franz parcel
and being the **POINT OF BEGINNING**;

thence N 36° 34' 54" E along the easterly line of said Franz parcel a distance of 200.00
feet to a found P-K nail on the centerline of State Route 568 marking the northeasterly
corner of said Franz parcel, passing a found ½" diameter iron rod a distance of 169.67
feet;

thence S 45° 13' 28" E along said centerline a distance of 40.41 feet to a set MAG nail;

thence S 36° 34' 54" W a distance of 200.00 feet to a set iron rod, passing a set iron rod a
distance of 30.33 feet;

thence N 45° 13' 28" W a distance of 40.41 feet to the **POINT OF BEGINNING**.

Containing in all 0.184 acre of land, more or less, of which 0.028 acre, more or less, is
currently contained within the right-of-way of State Route 568. The above described
property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

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 April, 2000.

Prior Deed Reference – Volume 117, Page 97.

00050-S (075)

Parcel 2

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

**LEGAL DESCRIPTION OF A 4.840 ACRE PARCEL
FOR JEFF WALTER AND CHARLENE FRANZ**

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

Commencing at a found stone in a monument box marking the intersection of the centerline of Township Highway 22 and the east line of Section 12;

thence on an assumed bearing of S 59° 00' 39" E along the centerline of Township Highway 22 a distance of 789.62 feet to a found railroad spike marking the southwesterly corner of a parcel of land currently owned by Glenn J. Carpenter et ux, referenced by a set iron rod situated N 36° 34' 54" E a distance of 30.06 feet;

thence S 57° 11' 06" E along said centerline a distance of 175.00 feet to a set MAG nail marking the southeasterly corner of said Carpenter parcel and being the **POINT OF BEGINNING**;

thence N 36° 34' 54" E along the easterly line of said Carpenter parcel a distance of 250.00 feet to a set iron rod marking the northeasterly corner of said Carpenter parcel, passing a set iron rod a distance 30.06 feet;

thence N 57° 11' 06" W along the northerly line of said Carpenter parcel a distance of 175.00 feet to a point on the easterly line of a parcel of land currently owned by Joseph H. Derr, et ux, marking the northwesterly corner of said Carpenter parcel;

thence N 36° 34' 54" E along the easterly line of said Derr parcel a distance of 958.74 feet to a found ½" diameter iron rod marking the southwesterly corner of a parcel of land currently owned by Charlene F. Franz Trust;

thence S 45° 13' 28" E along the southerly line of said Franz parcel extended a distance of 216.75 feet to a set iron rod, passing a found ½" diameter iron rod marking the southeasterly corner of said Franz parcel a distance of 140.00 feet and also passing a set iron rod a distance of 180.41 feet;

thence S 36° 34' 54" W a distance of ^{1163.72}~~1176.30~~ feet to a set MAG nail on the centerline of Township Highway 22, passing a set iron rod a distance of 1146.24 feet;

thence N 57° 11' 06" W along said centerline a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 4.840 acres of land, more or less, of which 0.028 acre, more or less, is currently contained within the right-of-way of Township Highway 22. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

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 April, 2000.

Prior Deed Reference – Volume 117, Page 97.

00050-S (075)

Parcel 1

**KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 4.840 ACRE PARCEL
FOR JEFF WALTER AND CHARLENE FRANZ**

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

Commencing at a found stone in a monument box marking the intersection of the centerline of Township Highway 22 and the ~~east~~ ^{West} line of Section 12; LB/2018

thence on an assumed bearing of S 59° 00' 39" E along the centerline of Township Highway 22 a distance of 789.62 feet to a found railroad spike marking the southwesterly corner of a parcel of land currently owned by Glenn J. Carpenter et ux, referenced by a set iron rod situated N 36° 34' 54" E a distance of 30.06 feet;

thence S 57° 11' 06" E along said centerline a distance of 175.00 feet to a set MAG nail marking the southeasterly corner of said Carpenter parcel and being the **POINT OF BEGINNING**;

thence N 36° 34' 54" E along the easterly line of said Carpenter parcel a distance of 250.00 feet to a set iron rod marking the northeasterly corner of said Carpenter parcel, passing a set iron rod a distance 30.06 feet;

thence N 57° 11' 06" W along the northerly line of said Carpenter parcel a distance of 175.00 feet to a point on the easterly line of a parcel of land currently owned by Joseph H. Derr, et ux, marking the northwesterly corner of said Carpenter parcel;

thence N 36° 34' 54" E along the easterly line of said Derr parcel a distance of 958.74 feet to a found ½" diameter iron rod marking the southwesterly corner of a parcel of land currently owned by Charlene F. Franz Trust;

thence S 45° 13' 28" E along the southerly line of said Franz parcel extended a distance of 216.75 feet to a set iron rod, passing a found ½" diameter iron rod marking the southeasterly corner of said Franz parcel a distance of 140.00 feet and also passing a set iron rod a distance of 180.41 feet;

thence S 36° 34' 54" W a distance of ^{1163.72}~~1176.30~~ feet to a set MAG nail on the centerline of Township Highway 22, passing a set iron rod a distance of ~~1146.24~~ ^{1133.66} feet; LB/2018

thence N 57° 11' 06" W along said centerline a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 4.840 acres of land, more or less, of which 0.028 acre, more or less, is currently contained within the right-of-way of Township Highway 22. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

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Parcel 1