

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

**LEGAL DESCRIPTION OF A 4.591 ACRE PARCEL
FOR JOHN KLOEPFER**

Being a parcel of land situated in part of the Southeast Quarter of Section 23, 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 centerlines of Township Highway 88 and Township Highway 23;

thence on an assumed bearing of S 89° 42' 10" E along the centerline of Township Highway 23 a distance of 1626.80 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a set MAG nail a distance of 983.57 feet;

thence continuing S 89° 42' 10" E along said centerline a distance of 1000.00 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by Tri M Farms, Inc.;

thence S 00° 16' 10" W along the west line of said Tri M parcel a distance of 200.00 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 89° 42' 10" W a distance of 1000.00 feet to a set iron rod;

thence N 00° 16' 10" E a distance of 200.00 feet to the **POINT OF BEGINNING**, passing a set MAG nail a distance of 170.00 feet.

Containing in all 4.591 acres of land, more or less, of which 0.689 acre, more or less, will be contained within highway right-of-way. 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 November, 2000.

Prior Deed Reference – Volume 203, Page 847.

00173-S (232)

(PARCEL 2) (4.591A)

Parcel #2

REFERENCE SURVEY VOL.

C

Revised 8-01

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

**LEGAL DESCRIPTION OF A 47.952 ACRE PARCEL
FOR JOHN KLOEPFER**

Being a parcel of land situated in part of the Northeast Quarter of Section 23, 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 centerlines of Township Highway 88 and Township Highway 23;

thence on an assumed bearing of S 89° 42' 10" E along the centerline of Township Highway 23 a distance of 983.57 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by Timmy Zickefoose, et ux and being the **POINT OF BEGINNING**;

thence N 00° 04' 18" W a distance of 1320.67 feet to a set iron rod on the east line of a parcel of land currently owned by David A. Tong, et ux and marking the southwest corner of a parcel of land currently owned by Thomas M. Klien, passing three found iron rods a distance of 20.00 feet, a distance of 222.00 feet marking the northeast corner of said Zickefoose parcel and a distance of 672.01 feet marking the northeast corner of a parcel of land currently owned by Christopher Kent, et ux;

thence S 89° 30' 41" E along the south line of said Klien parcel a distance of 1645.92 feet to a set iron rod marking a southeast corner of said Klein parcel;

thence S 00° 02' 36" W along the west line of said Klien parcel a distance of 1315.16 feet to a set MAG nail on the centerline of Township Highway 23, passing a set iron rod a distance of 1295.16 feet;

thence N 89° 42' 10" W along said centerline a distance of 1643.23 feet to the **POINT OF BEGINNING**, passing a set MAG nail a distance of 1000.00 feet.

Containing in all 49.755 acres of land, more or less, of which 0.755 acre, more or less, is currently contained within highway right-of-way. The above described property being subject to all legal highways and easements of record. Excepting from the above description 1.804 acres of right-of-way being known as the A. C. & Y. Railroad and containing after said exception 47.952 acres of land, more or less.

Bearings are assumed and are for angular measurement only.

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

(Parcel 1)

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(47.452 A)

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in November, 2000.

Prior Deed Reference – Volume 203, Page 847.

00173-S (232)

Parcel #1

Revised 8-01