

KOEHLER SURVEYING  
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**LEGAL DESCRIPTION OF A 1.247 ACRE PARCEL  
FOR ANNA LEE CAUDILL**

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

Commencing at a found iron rod marking the South Quarter Post of said Section 12;

thence on an assumed bearing of N 00° 00' 00" E along the centerline of County Highway 95 a distance of 1308.41 feet to a point;

thence S 89° 10' 32" E a distance of 610.89 feet to a set iron rod on the south line of a parcel of land currently owned by Marvin E. Collins, et ux and being the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 30.00 feet;

thence continuing S 89° 10' 32" E along the south line of said Collins parcel a distance of 285.80 feet to a set MAG nail on the centerline of State Route 568 marking the southeast corner of said Collins parcel, passing a found iron rod a distance of 243.18 feet;

thence S 44° 25' 44" E along said centerline a distance of 56.00 feet to a set MAG nail;

thence S 36° 52' 24" W a distance of 196.99 feet to a set iron rod, passing a set iron rod a distance of 30.35 feet;

thence S 28° 14' 03" W a distance of 196.67 feet to a set iron rod.

thence N 02° 48' 35" W a distance of 208.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.247 acres of land, more or less, of which 0.039 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.

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, 2001.

Prior Deed Reference – Volume 183, Page 41.

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