

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

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LEGAL DESCRIPTION OF A 2.505 ACRE PARCEL  
FOR DAVE BOWER

Being a parcel of land situated in part of the Southeast and Northeast Quarters of Section 32, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the centerlines of Township Highway 135 and State Route 294, referenced by a found iron rod located S 33° 42' 13" W a distance of 35.72 feet;

thence on an assumed bearing of N 89° 10' 05" W along the centerline of State Route 294 a distance of 1309.86 feet to a found MAG nail marking the northwest corner of a parcel of land currently owned by Ruth E. Smith and being the **POINT OF BEGINNING**, passing a found railroad spike a distance of 1304.27 feet;

thence S 00° 00' 26" W along the west line of said Smith parcel a distance of 545.65 feet to a found iron rod marking a northeasterly corner of a parcel of land currently owned by Muriel J. Roth, L. E., et al, passing a found iron rod a distance of 30.00 feet;

thence N 89° 10' 05" W along a northerly line of said Roth parcel a distance of 200.00 feet to a set iron rod;

thence N 00° 00' 26" E a distance of 545.65 feet to a set MAG nail on the centerline of State Route 294, passing a set iron rod a distance of 515.65 feet;

thence S 89° 10' 05" E along said centerline a distance of 200.00 feet to the **POINT OF BEGINNING**, passing a found railroad spike a distance of 51.64 feet.

Containing in all 2.505 acres of land, more or less, of which 0.138 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 November, 2001.

Prior Deed Reference – OR Volume 27, Page 415.

01200-S (247)

parcel 1

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FOR DAVE BOWER**

Being a parcel of land situated in part of the Southeast and Northeast Quarters of Section 32, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the centerlines of Township Highway 135 and State Route 294, referenced by a found iron rod located S 33° 42' 13" W a distance of 35.72 feet;

thence on an assumed bearing of N 89° 10' 05" W along the centerline of State Route 294 a distance of 1509.86 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing 2 found railroad spikes a distance of 1304.27 feet and 1458.22 feet respectively and a found MAG nail a distance of 1309.86 feet;

thence S 00° 00' 26" W a distance of 545.65 feet to a set iron rod on a northerly line of a parcel of land currently owned by Muriel J. Roth, L. E., et al, passing a set iron rod a distance of 30.00 feet;

thence N 89° 10' 05" W along said line a distance of 200.00 feet to a set iron rod marking a northeasterly corner of said Roth parcel;

thence N 00° 00' 26" E along an easterly line of said Roth parcel a distance of 545.65 feet to a found MAG nail on the centerline of State Route 294 marking a northwesterly corner of said Roth parcel, passing a set iron rod a distance of 515.65 feet;

thence S 89° 10' 05" E along said centerline a distance of 200.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.505 acres of land, more or less, of which 0.138 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.

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parcel 2