

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

**LEGAL DESCRIPTION OF A 3.014 ACRE PARCEL
FOR NELSON W. CONLEY**

Being a parcel of land situated in part of the Northeast Quarter of Section 24, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the northeast corner of said Section 24 and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 45° 48' 05" W a distance of 41.82 feet;

thence on an assumed bearing of S 00° 01' 30" E along the centerline of County Highway 95 a distance of 350.00 feet to a set MAG nail;

thence N 88° 22' 20" W a distance of 375.21 feet to a set iron rod on an easterly line of a parcel of land currently owned by Marilyn M. Albert, passing a set iron rod a distance of 30.01 feet;

thence N 00° 01' 30" W along said easterly line of said Albert parcel a distance of 350.00 feet to a set MAG nail on the centerline of Township Highway 63, passing a set iron rod a distance of 319.99 feet;

thence S 88° 22' 20" E along said centerline a distance of 375.21 feet to the **POINT OF BEGINNING**.

Containing in all 3.014 acres of land, more or less, of which 0.479 acre, more or less, is currently contained within highway right-of-ways. 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 February, 2002.

Prior Deed Reference – Volume 206, Page 812.

02028-S (030)

Parcel 1

REFERENCE SURVEY VOL. 6
PAGE 584 IN THE TAX MAP OFFICE

(Parcel 1)

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

LEGAL DESCRIPTION OF A 5.614 ACRE PARCEL
FOR NELSON W. CONLEY

Being a parcel of land situated in part of the Northeast Quarter of Section 24, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the northeast corner of said Section 24, referenced by a set iron rod situated S 45° 48' 05" W a distance of 41.82 feet;

thence on an assumed bearing of S 00° 01' 30" E along the centerline of County Highway 95 a distance of 350.00 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 88° 22' 20" W a distance of 30.01 feet;

thence continuing S 00° 01' 30" E along said centerline a distance of 652.05 feet to a set MAG nail marking a northeasterly corner of a parcel of land currently owned by Marilyn M. Albert;

thence N 88° 22' 20" W along a northerly line of said Albert parcel a distance of 375.21 feet to a set iron rod on an easterly line of said Albert parcel, passing a set iron rod a distance of 30.01 feet;

thence N 00° 01' 30" W along said easterly line of said Albert parcel a distance of 652.05 feet to a set iron rod;

thence S 88° 22' 20" E a distance of 375.21 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 345.20 feet;

Containing in all 5.614 acres of land, more or less, of which 0.449 acre, more or less, is currently contained within highway right-of-ways. 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 February, 2002.

Prior Deed Reference – Volume 206, Page 812.

02028-S (030)

Parcel 2

REFERENCE SURVEY VOL. C
PAGE 584 IN THE TAX MAP OFFICE
(Parcel 2)