

KOEHLER SURVEYING  
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LEGAL DESCRIPTION OF A 1.963 ACRE PARCEL  
FOR RODNEY L. TRAXLER

Being a parcel of land situated in part of the Northeast Quarter of Section 30, T-1-S,  
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of said  
Section 30;

thence on an assumed bearing of N 00° 00' 00" E along the centerline of County  
Highway 96 a distance of 225.00 feet to a set MAG nail marking the southeast corner of a  
parcel of land currently owned by James D. Traxler and being the **POINT OF  
BEGINNING**;

thence N 89° 16' 40" W along the north line of said Traxler parcel a distance of 817.30  
feet to a set iron rod on the easterly line of a parcel of land currently owned by Ruthman  
Family Limited Partnership, passing a set iron rod a distance of 30.00 feet;

thence N 34° 30' 15" E along the easterly line of said Ruthman parcel a distance of  
131.88 feet to a set iron rod;

thence S 89° 16' 40" E a distance of 742.59 feet to a set MAG nail on the centerline of  
County Highway 96, passing a set iron rod a distance of 712.59 feet;

thence S 00° 00' 00" W along said centerline a distance of 109.62 feet to the **POINT OF  
BEGINNING**.

Containing in all 1.963 acres of land, more or less, of which 0.076 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 March, 2002.

Prior Deed Reference – Volume 148, Page 591.  
Volume 188, Page 923.

02041-S (044)

REFERENCE SURVEY VOL. C  
PAGE 572 IN THE TAX MAP OFFICE