

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

**LEGAL DESCRIPTION OF A 43.680 ACRE PARCEL
FOR AGNES L. McALLISTER/VAN ORIANS**

Being a parcel of land situated in part of the Southwest Quarter of Section 33, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerlines of County Highway 79 and County Highway 53 and being the **POINT OF BEGINNING**, being referenced by a set iron rod situated N 57° 07' 17" E a distance of 35.92 feet;

thence on an assumed bearing of N 00° 29' 30" E along the centerline of County Highway 79 a distance of 1320.00 feet to a set MAG nail, marking the southwest corner of a parcel of land currently owned by Donald E. Woods, passing a set MAG nail a distance of 1248.32 feet;

thence S 89° 01' 38" E along the south line of said Woods parcel a distance of 1426.88 feet to a set iron rod on the west line of a parcel of land currently owned by Elizabeth M. Burnett, et al, Trust, marking the southeast corner of said Woods parcel;

thence S 00° 48' 59" E along the west line of said Burnett parcel a distance of 1174.80 feet to a found stone;

thence S 00° 23' 29" W continuing along the west line of said Burnett parcel a distance of 145.23 feet to a found stone in a monument box on the centerline of County Highway 53 marking the southwest corner of said Burnett parcel;

thence N 89° 02' 49" W along the centerline of County Highway 53 a distance of 1453.95 feet to the **POINT OF BEGINNING**.

Containing in all 43.680 acres of land, more or less, of which 1.563 acres, 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 May, 2002.

Prior Deed Reference - Volume 187, Page 209.

02076-S (088)
cummulative

REFERENCE SURVEY VOL. C
PAGE 609 IN THE TAX MAP OFFICE

CUMMULATIVE

43.680 AC.

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**LEGAL DESCRIPTION OF A 2.419 ACRE PARCEL
FOR AGNES L. McALLISTER/VAN ORIANS**

Being a parcel of land situated in part of the Southwest Quarter of Section 33, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerlines of County Highway 79 and County Highway 53, being referenced by a set iron rod situated N 57° 07' 17" E a distance of 35.92 feet;

thence on an assumed bearing of N 00° 29' 30" E along the centerline of County Highway 79 a distance of 1248.32 feet to a set MAG nail and being **POINT OF BEGINNING**, being referenced by a set iron rod situated S 88° 51' 22" E a distance of 30.00 feet;

thence continuing N 00° 29' 30" E along said centerline a distance of 71.68 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by Donald E. Woods;

thence S 89° 01' 38" E along the south line of said Woods parcel a distance of 1426.88 feet to a set iron rod on the west line of a parcel of land currently owned by Elizabeth M. Burnett, et al, Trust, marking the southeast corner of said Woods parcel;

thence S 00° 48' 59" E along the west line of said Burnett parcel a distance of 75.98 feet to a set iron rod;

thence N 88° 51' 22" W a distance of 1428.66 feet to the **POINT OF BEGINNING**.

Containing in all 2.419 acres of land, more or less, of which 0.049 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 May, 2002.

Prior Deed Reference – Volume 187, Page 209.

02076-S (088)
parcel #2

REFERENCE SURVEY VOL. C
PAGE 609 IN THE TAX MAP OFFICE

PARCEL 2

2.419 AC.

KOEHLER SURVEYING
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UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 41.261 ACRE PARCEL
FOR AGNES L. McALLISTER/VAN ORIANS**

Being a parcel of land situated in part of the Southwest Quarter of Section 33, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerlines of County Highway 79 and County Highway 53 and being the **POINT OF BEGINNING**, being referenced by a set iron rod situated N 57° 07' 17" E a distance of 35.92 feet;

thence on an assumed bearing of N 00° 29' 30" E along the centerline of County Highway 79 a distance of 1248.32 feet to a set MAG nail;

thence S 88° 51' 22" E a distance of 1428.66 feet to a set iron rod on the west line of a parcel of land currently owned by Elizabeth M. Burnett, et al, Trust;

thence S 00° 48' 59" E along the west line of said Burnett parcel a distance of 1098.82 feet to a found stone;

thence S 00° 23' 29" W along the west line of said Burnett parcel a distance of 145.23 feet to a found stone in a monument box on the centerline of County Highway 53 marking the southwest corner of said Burnett parcel;

thence N 89° 02' 49" W along the centerline of County Highway 53 a distance of 1453.95 feet to the **POINT OF BEGINNING**.

Containing in all 41.261 acres of land, more or less, of which 1.514 acres, 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 May, 2002.

Prior Deed Reference – Volume 187, Page 209.

02076-S (088)
parcel #1

REFERENCE SURVEY VOL. 6
PAGE 609 IN THE TAX MAP OFFICE

PARCEL 1 41.261 AC.