

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

**LEGAL DESCRIPTION OF A 7.330 ACRE PARCEL
FOR DONALD B. TONG**

Being a parcel of land situated in part of the Southeast Quarter of Section 12 and part of the Northeast Quarter of Section 13 T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the South Quarter Post of said Section 12 (North Quarter Post Section 13);

thence on an assumed bearing of N 00° 00' 00" E along the centerline of Township Highway 95 a distance of 45.00 feet to a set MAG nail;

thence S 90° 00' 00" E a distance of 452.65 feet to a set iron rod and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 30.00 feet;

thence continuing S 90° 00' 00" E a distance of 862.91 feet to a point on the west line of a parcel of land currently owned by Joel E. Faber, et al, passing a set iron rod for reference a distance of 852.91 feet;

thence S 00° 07' 14" E along the west line of said Faber parcel a distance of 74.62 feet to a set iron rod on the north line of said Section 13 (south line Section 12) marking the northwest corner of a parcel of land currently owned by R.E. Barger, et al;

thence S 00° 09' 33" W along the west lines of said Barger and a parcel of land currently owned by Roger Lortz, et al, a distance of 269.81 feet to a set MAG nail on the centerline of County Highway 21 marking the southwest corner of said Lortz parcel, passing a set iron rod a distance of 239.74 feet;

thence N 85° 52' 17" W along said centerline a distance of 33.23 feet to a set MAG nail, referenced by a set iron rod situated N 00° 04' 29" E a distance of 30.08 feet;

thence S 86° 01' 14" W along said centerline a distance of 832.43 feet to a set MAG nail, passing a found nail a distance of 251.54 feet;

thence N 00° 10' 50" E a distance of 399.80 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 30.08 feet.

Containing in all 7.330 acres of land, more or less, of which 0.596 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.

REFERENCE SURVEY VOL. C
PAGE 614 IN THE TAX MAP OFFICE

PARCEL 3

7.330 AC.

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 June, 2002.

Prior Deed Reference – Volume 205, Page 986.

02106-S (123)

Parcel #3

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KOEHLER SURVEYING
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LEGAL DESCRIPTION OF A 11.040 ACRE PARCEL
FOR DONALD B. TONG

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 monument box marking the South Quarter Post of said Section 12 (North Quarter Post Section 13);

thence on an assumed bearing of N 00° 00' 00" E along the centerline of Township Highway 95 a distance of 45.00 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 90° 00' 00" E a distance of 30.00 feet;

thence continuing N 00° 00' 00" E along said centerline a distance of 321.62 feet to a found MAG nail marking the southwest corner of a parcel of land currently owned by R. A. Greeno, L.E., et ux;

thence N 86° 10' 00" E along the south line of said Greeno parcel and the south line of a parcel of land currently owned by Anna Lee Caudill a distance of 1317.65 feet to a set iron rod on the west line of a parcel of land currently owned by Joel E. Faber, et al, marking the southeast corner of said Caudill parcel, passing a set iron rod a distance of 30.07 feet and two found iron rods a distance of 204.95 feet and 1316.69 feet respectively;

thence S 00° 07' 14" E along the west line of said Faber parcel a distance of 409.71 feet to a point;

thence N 90° 00' 00" W a distance of 1315.56 feet to the **POINT OF BEGINNING**, passing three set iron rods a distance of 10.00 feet, 862.91 feet and 1285.56 feet respectively.

Containing in all 11.040 acres of land, more or less, of which 0.222 acre, more or less, will be 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 June, 2002.

Prior Deed Reference – Volume 205, Page 986.

02106-S (123)
Parcel #1

REFERENCE SURVEY VOL. C
PAGE 614 IN THE TAX MAP OFFICE

PARCEL 1

11.040 AC.

KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 2.874 ACRE PARCEL
FOR DONALD B. TONG**

Being a parcel of land situated in part of the Southeast Quarter of Section 12 and part of the Northeast Quarter of Section 13 T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the South Quarter Post of said Section 12 (North Quarter Post Section 13) and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 00' 00" E along the centerline of Township Highway 95 a distance of 45.00 feet to a set MAG nail;

thence S 90° 00' 00" E a distance of 452.65 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence S 00° 10' 50" W a distance of 399.80 feet to a set MAG nail on the centerline of County Highway 21, passing a set iron rod a distance of 369.72 feet;

thence S 86° 01' 14" W along said centerline a distance of 174.19 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by Charles B. Tong;

thence N 00° 28' 40" E along an easterly line of said Tong parcel a distance of 176.85 feet to a found 4" diameter steel post marking a corner of said Tong parcel, passing a set iron rod a distance of 30.09 feet and a found railroad spike a distance of 2.55 feet;

thence N 59° 02' 48" W along a line of said Tong parcel a distance of 92.49 feet to a found 4" diameter steel post marking a corner of said Tong parcel;

thence S 88° 12' 24" W along a line of said Tong parcel a distance of 200.35 feet to a set MAG nail on the centerline of Township Highway 95 marking a corner of said Tong parcel, passing a set iron rod a distance of 170.33 feet;

thence N 00° 10' 50" E along said centerline a distance of 148.75 feet to the **POINT OF BEGINNING**.

Containing in all 2.874 acres of land, more or less, of which 0.253 acre, more or less, will be 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.

REFERENCE SURVEY VOL. C
PAGE G14 IN THE TAX MAP OFFICE
Parcel 2 2.874 AC

All set iron rods are 5/8" diameter with personalized plastic caps.

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Parcel #2

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**LEGAL DESCRIPTION OF A 7.330 ACRE PARCEL
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thence on an assumed bearing of N 00° 00' 00" E along the centerline of Township Highway 95 a distance of 45.00 feet to a set MAG nail;

thence S 90° 00' 00" E a distance of 452.65 feet to a set iron rod and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 30.00 feet;

thence continuing S 90° 00' 00" E a distance of 862.91 feet to a point on the west line of a parcel of land currently owned by Joel E. Faber, et al, passing a set iron rod for reference a distance of 852.91 feet;

thence S 00° 07' 14" E along the west line of said Faber parcel a distance of 74.62 feet to a set iron rod on the north line of said Section 13 (south line Section 12) marking the northwest corner of a parcel of land currently owned by R.E. Barger, et al;

thence S 00° 09' 33" W along the west lines of said Barger and a parcel of land currently owned by Roger Lortz, et al, a distance of 269.81 feet to a set MAG nail on the centerline of County Highway 21 marking the southwest corner of said Lortz parcel, passing a set iron rod a distance of 239.74 feet;

thence N 85° 52' 17" W along said centerline a distance of 33.23 feet to a set MAG nail, referenced by a set iron rod situated N 00° 04' 29" E a distance of 30.08 feet;

thence S 86° 01' 14" W along said centerline a distance of 832.43 feet to a set MAG nail, passing a found nail a distance of 251.54 feet;

thence N 00° 10' 50" E a distance of 399.80 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 30.08 feet.

Containing in all 7.330 acres of land, more or less, of which 0.596 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.

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REFERENCE SURVEY VOL. C
PAGE 614 IN THE TAX MAP OFFICE

PARCEL 3

7.330 AC.

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thence S 90° 00' 00" E a distance of 452.65 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence S 00° 10' 50" W a distance of 399.80 feet to a set MAG nail on the centerline of County Highway 21, passing a set iron rod a distance of 369.72 feet;

thence S 86° 01' 14" W along said centerline a distance of 174.19 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by Charles B. Tong;

thence N 00° 28' 40" E along an easterly line of said Tong parcel a distance of 176.85 feet to a found 4" diameter steel post marking a corner of said Tong parcel, passing a set iron rod a distance of 30.09 feet and a found railroad spike a distance of 2.55 feet;

thence N 59° 02' 48" W along a line of said Tong parcel a distance of 92.49 feet to a found 4" diameter steel post marking a corner of said Tong parcel;

thence S 88° 12' 24" W along a line of said Tong parcel a distance of 200.35 feet to a set MAG nail on the centerline of Township Highway 95 marking a corner of said Tong parcel, passing a set iron rod a distance of 170.33 feet;

thence N 00° 10' 50" E along said centerline a distance of 148.75 feet to the **POINT OF BEGINNING**.

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PARCEL 2 2.874 AC

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Parcel #2