

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

**LEGAL DESCRIPTION OF A 0.747 ACRE PARCEL
FOR B. L. & M. J. JARVIS**

Being a parcel of land situated in part of the Northwest Quarter of Section 25, T-1-S,
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the centerlines of State
Route 67 and County Highway 35, referenced by a found iron rod situated
S 14° 39' 28" E a distance of 51.81 feet;

thence on an assumed bearing of N 36° 40' 18" E along the centerline of State Route 67 a
distance of 614.48 feet to a set MAG nail referenced by the next mentioned set iron rod;

thence S 89° 23' 51" W a distance of 38.05 feet to a set iron rod on the west right-of-way line
of State Route 67;

thence N 37° 22' 02" E along said right-of-way line a distance of 343.61 feet to a set iron rod
and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 330.00 feet;

thence N 46° 10' 40" W a distance of 171.63 feet to a set iron rod on a line of a parcel of land
currently owned by H. W. Walton, et al;

thence N 37° 22' 02" E along a line of said Walton parcel a distance of 197.00 feet to a set
iron rod marking a corner of said Walton parcel;

thence S 42° 02' 16" E along a line of said Walton parcel a distance of 173.50 feet to a set
iron rod on the west right-of-way line of State Route 67 marking a corner of said Walton
parcel;

thence S 37° 22' 02" W along said right-of-way line a distance of 184.39 feet to the **POINT
OF BEGINNING**.

Containing in all 0.747 acre of land, more or less, 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
April, 2003.

Prior Deed Reference – Volume 215, Page 279.

02125-S (147)
Parcel #3

PARCEL #3 (0.747A)
REFERENCE SURVEY VOL. C
PAGE 702 IN THE TAX MAP OFFICE

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

**LEGAL DESCRIPTION OF A 0.025 ACRE PARCEL
FOR B. L. & M. J. JARVIS**

Being a parcel of land situated in part of the Northwest Quarter of Section 25, T-1-S,
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the centerlines of State
Route 67 and County Highway 35, referenced by a found iron rod situated
S 14° 39' 28" E a distance of 51.81 feet;

thence on an assumed bearing of N 36° 40' 18" E along the centerline of State Route 67 a
distance of 614.48 feet to a set MAG nail referenced by the next mentioned set iron rod;

thence S 89° 23' 51" W a distance of 38.05 feet to a set iron rod on the west right-of-way line
of State Route 67;

thence N 37° 22' 04" E along said right-of-way line a distance of 528.00 feet to a set iron rod
marking the northeasterly corner of a parcel of land currently owned by B. L. and M. J. Jarvis
and being the **POINT OF BEGINNING**, passing 2 set iron rods a distance of 330.00 feet and
343.61 feet respectively;

thence N 42° 02' 16" W along the northerly line of said Jarvis parcel a distance of 173.50
feet to a set iron rod marking the northwesterly corner of said Jarvis parcel;

thence N 37° 22' 02" E a distance of 5.22 feet to a set iron rod;

thence S 42° 43' 14" E a distance of 173.13 feet to a set iron rod on the west right-of-way line
of State Route 67;

thence S 37° 22' 02" W along said right-of-way line a distance of 7.32 feet to the **POINT OF
BEGINNING**.

Containing in all 0.025 acre of land, more or less, 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
April, 2003.

Prior Deed Reference – Volume 215, Page 279 & Volume 127, Page 109.

02125-S (147)
Parcel #4

REFERENCE SURVEY VOL. C
PAGE 702 IN THE TAX MAP OFFICE
PARCEL # 4 (0.025A)