

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

**LEGAL DESCRIPTION OF A 0.173 ACRE PARCEL
FOR CHARLES E. & DIXIE O. RISSE**

Being a parcel of land situated in part of the Northwest Quarter of Section 4, T-1-S,
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northwest Corner of said
Section 4;

thence on an assumed bearing of S 89° 45' 54" E along the north line of said Section 4 a distance
of 452.43 feet to a found railroad spike on the centerline of State Route 587, referenced by a set
iron rod situated N 67° 25' 14" E a distance of 41.35 feet;

thence S 59° 38' 30" E along said centerline a distance of 25.00 feet to a set MAG nail marking
the southeasterly corner of a parcel of land currently owned by J. D. Droll and being the **POINT
OF BEGINNING**, referenced by a set iron rod situated N 30° 13' 32" E a distance of 33.00 feet;

thence N 30° 13' 32" E along the easterly line of said Droll parcel a distance of 14.49 feet to a
point on the north line of said Section 4, referenced by a set iron rod situated N 30° 13' 32" E a
distance of 18.51 feet;

thence S 89° 45' 54" E along said line a distance of 159.33 feet to a point on the westerly line of
a parcel of land currently owned by D. & J. Marugg, referenced by a set iron rod situated
S 30° 13' 32" W a distance of 61.45 feet;

thence S 30° 13' 32" W along the westerly line of said Marugg parcel a distance of 94.45 feet to
a set MAG nail on the centerline of State Route 587 marking the southwesterly corner of said
Marugg parcel, passing a set iron rod a distance of 61.45 feet;

thence N 59° 38' 30" W along said centerline a distance of 138.00 feet to the **POINT OF
BEGINNING**.

Containing in all 0.173 acre of land, more or less, of which 0.0985 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
December, 2003.

Prior Deed Reference – Volume 211, Page 756

REFERENCE SURVEY VOL. C
PAGE 759 IN THE TAX MAP OFFICE