

**KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 0.769 ACRE PARCEL
FOR ROGER & ANN LORTZ**

Being a parcel of land situated in 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 marking the North Quarter Post of said Section 13;

thence on an assumed bearing of S 88° 42' 39" E along the north line of Section 13 a distance of 1316.05 feet to a found iron rod marking a corner of a parcel of land currently owned by M. Dennis, et ux, and being the **POINT OF BEGINNING**;

thence continuing S 88° 42' 39" E along the north line of said Dennis parcel (north line of said Section 13) a distance of 221.73 feet to a point referenced by a set iron rod situated S 00° 09' 33" W a distance of 5.00 feet;

thence S 00° 09' 33" W a distance of 280.83 feet to a set MAG nail on the centerline of County Highway 21, passing 2 set iron rods a distance of 5.00 feet and 250.76 feet respectively;

thence N 85° 52' 16" W along said centerline a distance of 71.89 feet to a set MAG nail marking a corner of said Dennis parcel (southeast corner of a parcel of land currently owned by Roger Lortz, et ux) referenced by a set iron rod situated N 00° 09' 33" E a distance of 30.07 feet;

thence N 00° 09' 33" E along a line of said Dennis parcel (east line of said Lortz parcel) a distance of 187.45 feet to a set iron rod marking a corner of said Dennis parcel (northeast corner of said Lortz parcel), passing a set iron rod a distance of 30.07 feet;

thence N 88° 42' 38" W along a line of said Dennis parcel (north line of said Lortz parcel) a distance of 150.00 feet to a set iron rod marking a corner of said Dennis parcel (northwest corner of said Lortz parcel);

thence N 00° 09' 33" E along the east line of said Dennis parcel a distance of 89.82 feet to the **POINT OF BEGINNING**.

Containing in all 0.769 acre of land, more or less, of which 0.050 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.

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 February, 2004.

Prior Deed Reference – OR Volume 14, Page 171, OR Volume 98, Page 813.

02120-S (142)