

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

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**LEGAL DESCRIPTION OF A 8.173 ACRE PARCEL  
FOR JON WALL, ET AL**

Being a parcel of land situated in part of the Northwest Quarter of Section 31, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the west quarter post of said Section 31;

thence on an assumed bearing of N 00° 25' 27" W along the centerline of County Highway 128 a distance of 35.00 feet to a found MAG nail on the north line of a parcel of land currently owned by the State of Ohio (State Route 182) and being the **POINT OF BEGINNING**, referenced by a found iron rod situated N 89° 47' 20" E a distance of 20.00 feet;

thence continuing N 00° 25' 27" W along said centerline a distance of 526.27 feet to a set MAG nail;

thence N 89° 47' 24" E a distance of 678.65 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 00° 25' 27" E a distance of 526.26 feet to a found iron rod on the north line of said State of Ohio parcel (State Route 182);

thence N 83° 56' 02" W along the north line of said State of Ohio parcel (State Route 182) a distance of 109.75 feet to a found iron rod;

thence S 81° 26' 41" W along the north line of said State of Ohio parcel (State Route 182) a distance of 82.69 feet to a found iron rod;

thence S 89° 47' 20" W along the north line of said State of Ohio parcel (State Route 182) a distance of 487.75 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 467.75 feet.

Containing in all 8.173 acres of land, more or less, of which 0.241 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.

(PARCEL 1)

REFERENCE SURVEY VOL. C  
PAGE 774 OF THE TAX MAP OFFICE

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in February, 2004.

Prior Deed Reference – OR Volume 32, Page 869.

04027-S

parcel #1

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**LEGAL DESCRIPTION OF A 5.967 ACRE PARCEL**  
**FOR JON WALL, ET AL**

Being a parcel of land situated in part of the Northwest Quarter of Section 31, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the west quarter post of said Section 31;

thence on an assumed bearing of N 00° 25' 27" W along the centerline of County Highway 128, passing a found MAG nail a distance of 35.00 feet and a set MAG nail a distance of 561.27 feet, a total distance of 944.27 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a found iron rod situated N 89° 47' 24" E a distance of 20.00 feet;

thence continuing N 00° 25' 27" W along said centerline a distance of 383.04 feet to a found MAG nail marking the southwest corner of a parcel of land currently owned by R. E. Clark;

thence N 89° 47' 24" E along the south line of said Clark parcel a distance of 678.65 feet to a found iron rod, passing a found iron rod a distance of 20.00 feet;

thence S 00° 25' 27 E a distance of 383.04 feet to a set iron rod;

thence S 89° 47' 24" W a distance of 678.65 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 658.65 feet.

Containing in all 5.967 acres of land, more or less, of which 0.176 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 February, 2004.

Prior Deed Reference – OR Volume 32, Page 869.

04027-S

parcel #3

(PARCEL 3)

REFERENCE GU - 3 VOL C  
PAGE 774 IN THE TAX MAP OFFICE

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**LEGAL DESCRIPTION OF A 5.967 ACRE PARCEL  
FOR JON WALL, ET AL**

Being a parcel of land situated in part of the Northwest Quarter of Section 31, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the west quarter post of said Section 31;

thence on an assumed bearing of N 00° 25' 27" W along the centerline of County Highway 128, passing a found MAG nail a distance of 35.00 feet, a total distance of 561.27 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 89° 47' 24" E a distance of 20.00 feet;

thence continuing N 00° 25' 27" W along said centerline a distance of 383.00 feet to a set MAG nail;

thence N 89° 47' 24" E a distance of 678.65 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 00° 25' 27" E a distance of 383.00 feet to a set iron rod, passing a found iron rod a distance of 280.96 feet;

thence S 89° 47' 24" W a distance of 678.65 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 658.65 feet.

Containing in all 5.967 acres of land, more or less, of which 0.176 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 February, 2004.

Prior Deed Reference – OR Volume 32, Page 869.

04027-S

parcel #2

(PARCEL 2)  
REFERENCE SURVEY VOL. C  
PAGE 774 IN THE TAX MAP OFFICE