

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

**LEGAL DESCRIPTION OF A 5.252 ACRE PARCEL
FOR TOM OSBORN AND MARY FOX**

Being a parcel of land situated in part of the Northeast Quarter of Section 16, T-3-S,
R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set nail marking the intersection of the centerlines of County Highway
85 and County Highway 82, referenced by a set iron rod situated N 00° 33' 41" E a
distance of 34.76 feet;

thence on an assumed bearing of N 59° 06' 20" W along the centerline of County
Highway 85 a distance of 1423.96 feet to a set MAG nail and being the **POINT OF
BEGINNING** referenced by a set iron rod situated N 00° 24' 08" E a distance of 34.82
feet;

thence continuing N 59° 06' 20" W along said centerline a distance of 114.27 feet to a set
MAG nail on the west line of east half of the northeast corner of said Section 16;

thence N 00° 24' 08" E along the west line of east half of the northeast corner of said
Section 16 a distance of 853.12 feet to a set iron rod, passing a set iron rod a distance of
34.82 feet;

thence S 89° 05' 09" E a distance of 410.00 feet to a set iron rod;

thence S 00° 24' 08" W a distance of 453.68 feet to a set iron rod;

thence N 89° 49' 17" W a distance of 311.52 feet to a set iron rod;

thence S 00° 24' 08" W a distance of 452.55 feet to the **POINT OF BEGINNING**,
passing a set iron rod a distance of 417.73 feet.

Containing in all 5.252 acres of land, more or less, of which 0.079 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 March, 2004.

Prior Deed Reference – Volume 124, Page 185.

04023-S (Revised)

REFERENCE SURVEY VOL. C
PAGE 791 IN THE TAX MAP OFFICE

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

**LEGAL DESCRIPTION OF A 4.994 ACRE PARCEL
FOR TOM OSBORN AND MARY FOX**

Being a parcel of land situated in part of the Northeast Quarter of Section 16, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set nail marking the intersection of the centerlines of County Highway 85 and County Highway 82, referenced by a set iron rod situated N 00° 33' 41" E a distance of 34.76 feet;

thence on an assumed bearing of N 59° 06' 20" W along the centerline of County Highway 85 a distance of 1423.96 feet to a set MAG nail and being the **POINT OF BEGINNING** referenced by a set iron rod situated N 00° 24' 08" E a distance of 34.82 feet;

thence continuing N 59° 06' 20" W along said centerline a distance of 114.27 feet to a set MAG nail on the west line of east half of the northeast corner of said Section 16;

thence N 00° 24' 08" E along the west line of east half of the northeast corner of said Section 16 a distance of 853.12 feet to a set iron rod, passing a set iron rod a distance of 34.82 feet;

thence S 89° 05' 09" E a distance of 410.00 feet to a set iron rod;

thence S 00° 24' 08" W a distance of 419.68 feet to a set iron rod on the south line of the north half of the northeast quarter of said Section 16;

thence N 89° 05' 09" W along the south line of the north half of the northeast quarter of said Section 16 a distance of 311.53 feet;

thence S 00° 24' 08" W a distance of 490.55 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 455.73 feet.

Containing in all 4.994 acres of land, more or less, of which 0.079 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 March, 2004.

Prior Deed Reference – Volume 124, Page 185.

04023-S

((SEE REVISED C/791))

REFERENCE SURVEY VOL. C
PAGE 787 IN THE TAX MAP OFFICE