

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

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**LEGAL DESCRIPTION OF A 39.045 ACRE PARCEL  
FOR N. R. BAIR, L. K. PEVER AND R. L. VENT**

Being a parcel of land situated in part of the Southwest Quarter of Section 15, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southwest Corner of said Section 15 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 33' 40" E along the centerline of Township Highway 82 a distance of 1332.56 feet to a set MAG nail on the north line of the south half of the southwest quarter;

thence S 89° 37' 33" E a distance of 1277.74 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence S 00° 33' 40" W a distance of 1329.67 feet to a set iron rod, passing a set iron rod a distance of 1309.67 feet;

thence N 89° 45' 19" W along said centerline a distance of 1277.75 feet to the **POINT OF BEGINNING**.

Containing in all 39.045 acres of land, more or less, of which 1.491 acres, 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 April, 2004.

Prior Deed Reference – OR Volume 5, Page 138.

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Parcel #2

REFERENCE SURVEY VOL. C  
PAGE 795 IN THE TAX MAP OFFICE  
(PARCEL 2)

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

**LEGAL DESCRIPTION OF A 44.522 ACRE PARCEL  
FOR N. R. BAIR, L. K. PEVER AND R. L. VENT**

Being a parcel of land situated in part of the Southwest and Southeast Quarters of Section 15, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said Section 15 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 45' 19" W along the centerline of Township Highway 63 a distance of 1410.11 feet to a set MAG nail;

thence N 00° 33' 40" E a distance of 1329.67 feet to a set iron rod on the north line of the south half of the southwest quarter of said Section 15, passing a set iron rod a distance of 20.00 feet;

thence S 89° 37' 33" E along the north line of the south half of the southwest quarter a distance of 1138.01 feet to a set MAG nail on the centerline of County Highway 85, passing a set iron rod a distance of 1080.46 feet;

thence S 58° 12' 25" E along said centerline a distance of 41.06 feet to a found MAG nail marking the northwest corner of a parcel of land currently owned by M. G. Vent;

thence S 06° 08' 04" W along the west line of said Vent parcel a distance of 416.78 feet to a set iron rod marking the southwest corner of said Vent parcel, passing a set iron rod a distance of 33.26 feet;

thence S 83° 51' 52" E along the south line of said Vent parcel a distance of 243.10 feet to a set iron rod marking the southeast corner of said Vent parcel;

thence N 06° 07' 11" E along the east line of said Vent parcel a distance of 300.04 feet to a found MAG nail on the centerline of County Highway 85 marking the northeast corner of said Vent parcel, passing a set iron rod a distance of 266.75 feet;

thence S 58° 12' 25" E along said centerline a distance of 9.56 feet to a set MAG on the north-south half section line marking the intersection of State Route 37, referenced by a set iron rod situated S 00° 38' 49" W a distance of 35.05 feet;

thence S 57° 56' 35" E along the centerline of State Route 37 a distance of 390.76 feet to a set MAG marking a corner of a parcel of land currently owned by R. A. Rickenbacher;

(PARCEL 1)

thence S 00° 38' 49" W along a line of said Rickenbacher parcel a distance of 424.16 feet to a iron rod marking a corner of said Rickenbacher parcel, passing a set iron rod a distance of 26.36 feet;

thence N 89° 17' 13" W along a line of said Rickenbacher parcel a distance of 333.50 feet to a set iron rod on the north-south half section line of said section marking a corner of said Rickenbacher parcel;

thence S 00° 38' 49" W along said half section line a distance of 532.13 feet to the **POINT OF BEGINNING.**

Containing in all 44.522 acres of land, more or less, of which 0.907 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 April, 2004.

Prior Deed Reference – OR Volume 5, Page 138.

04016-S

Parcel #1