

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

**LEGAL DESCRIPTION OF A 1.584 ACRE PARCEL
FOR TOM STAHL**

Being a parcel of land situated in part of the Southwest Quarter of Section 12, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of the centerline of Township Highway 22 and the west line of said Section 12;

thence on an assumed bearing of S 59° 00' 39" E along the centerline of Township Highway 22 a distance of 789.62 feet to a found railroad spike, referenced by a set iron rod situated N 36° 34' 54" E a distance of 30.06 feet;

thence S 57° 11' 06" E continuing along said centerline a distance of 255.09 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a found nail a distance of 215.00 feet;

thence N 36° 34' 54" E a distance of 250.49 feet to a set iron rod, passing a set iron rod a distance of 30.06 feet;

thence S 57° 11' 06" E a distance of 270.29 feet to a set iron rod;

thence S 33° 58' 33" W a distance of 250.00 feet to a set MAG nail on the centerline of Township Highway 22, passing a set iron rod a distance of 219.99 feet;

thence N 57° 11' 06" W along said centerline a distance of 281.68 feet to the **POINT OF BEGINNING**.

Containing in all 1.584 acres of land, more or less, of which 0.194 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 September, 2004.

Prior Deed Reference – Volume 117, Page 97.

04143-S
Tract 1

REFERENCE SURVEY VOL. C
PAGE 852 IN THE TAX MAP OFFICE
TRACT 1 1.584 ac

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Commencing at a found stone in a monument box marking the intersection of the centerline of Township Highway 22 and the west line of said Section 12;

thence on an assumed bearing of S 59° 00' 39" E along the centerline of Township Highway 22 a distance of 789.62 feet to a found railroad spike, referenced by a set iron rod situated N 36° 34' 54" E a distance of 30.06 feet;

thence S 57° 11' 06" E continuing along said centerline a distance of 536.77 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a found nail a distance of 215.00 feet and a set MAG nail a distance of 255.09 feet;

thence N 33° 58' 33" E a distance of 250.00 feet to a set iron rod, passing a set iron rod a distance of 30.01 feet;

thence S 57° 11' 06" E a distance of 275.97 feet to a set iron rod marking the northwest corner of a parcel of land currently owned by J. K. Coldiron;

thence S 33° 58' 33" W along the west line of said Coldiron parcel a distance of 250.00 feet to a set MAG nail on the centerline of Township Highway 22 marking the southwest corner of said Coldiron parcel, passing a set iron rod a distance of 219.99 feet;

thence N 57° 11' 06" W along said centerline a distance of 275.97 feet to the **POINT OF BEGINNING**.

Containing in all 1.584 acres of land, more or less, of which 0.190 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.

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Prior Deed Reference – Volume 117, Page 97.
04143-S Tract 2

REFERENCE SURVEY VOL. C
PAGE 852 IN THE TAX MAP OFFICE
TRACT 2 1.584 AC.