

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

**LEGAL DESCRIPTION OF A 0.522 ACRE PARCEL
FOR THE ESTATE OF PAUL WALTER**

Being a parcel of land situated in part of the Northwest 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 Northwest Corner of said
Section 12;

thence on an assumed bearing of S 02° 41' 40" E along the west line of said Section 12 a
distance of 265.83 feet to a found MAG nail on the centerline of State Route 568 and
being the **POINT OF BEGINNING**, passing a found iron rod a distance of 221.04 feet;

thence S 44° 44' 36" E along said centerline a distance of 251.11 feet to a found MAG
nail;

thence S 60° 46' 46" W a distance of 187.97 feet to a found iron rod on the west line of
said Section 12, passing a found iron rod a distance of 31.14 feet;

thence N 02° 41' 40" W along said section line a distance of 270.42 feet to the **POINT
OF BEGINNING**, passing 2 found iron rods a distance of 112.65 feet and 225.63 feet
respectively.

Containing in all 0.522 acre of land, more or less, of which 0.159 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 October, 2005.

Prior Deed Reference – OR Volume 83, Page 932; OR Volume 149, Page 642.

05031-S2

Tract 1

REFERENCE SURVEY VOL. C
PAGE 953 IN THE TAX MAP OFFICE

Tract 1 0.522 ac.

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**LEGAL DESCRIPTION OF A 0.185 ACRE PARCEL
FOR THE ESTATE OF PAUL WALTER**

Being a parcel of land situated in part of the Northwest 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 Northwest Corner of said Section 12;

thence on an assumed bearing of S 02° 41' 40" E along the west line of said Section 12 passing a found iron rod a distance of 221.04 feet, a total distance of 265.83 feet to a found MAG nail on the centerline of State Route 568;

thence S 44° 44' 36" E along said centerline a distance of 251.11 feet to a found MAG nail and being the **POINT OF BEGINNING**, referenced by a found iron rod situated S 60° 46' 46" W a distance of 31.14 feet;

thence continuing S 44° 44' 36" E along said centerline a distance of 39.33 feet to a found MAG nail marking the southeast corner of a 0.707 acre parcel of land as described in OR Volume 83, Page 932;

thence S 59° 53' 01" W along the south line of said 0.707 acre parcel a distance of 219.15 feet to a found iron rod on the west line of said Section 12, passing a found iron rod a distance of 31.00 feet;

thence N 02° 41' 40" W along said section line a distance of 46.18 feet to a found iron rod;

thence N 60° 46' 46" E a distance of 187.97 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 156.83 feet.

Containing in all 0.185 acre of land, more or less, of which 0.027 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 October, 2005.

Prior Deed Reference – OR Volume 83, Page 932; OR Volume 149, Page 642.

05031-S2 **Tract 2**

REFERENCE SURVEY VOL. C
PAGE 953 IN THE TAX MAP OFFICE

Tract 2 0.185 Ac