

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

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**LEGAL DESCRIPTION OF A 2.000 ACRE PARCEL  
FOR BERNICE WICKISER**

Being a parcel of land situated in part of the Southwest Quarter of Section 25, 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 Southwest Corner of said  
Section 25;

thence on an assumed bearing of S 89° 08' 42" E along the south line of said Section 25 a  
distance of 662.92 feet to a set iron rod marking the southeast corner of a parcel of land  
currently owned by L. Walter;

thence N 00° 10' 11" E along the east line of said Walter parcel a distance of 1056.92  
feet to a set iron rod and being the **POINT OF BEGINNING**;

thence continuing N 00° 10' 11" E along the east line of said Walter parcel a distance of  
273.00 feet to a set MAG nail on the centerline of Township Highway 24, passing a set  
iron rod a distance of 237.88 feet

thence N 58° 00' 35" E along said centerline a distance of 332.26 feet to a set MAG nail;

thence S 18° 23' 16" E a distance of 237.78 feet to a set iron rod, passing a set iron rod a  
distance of 30.87 feet;

thence S 58° 00' 35" W a distance of 421.65 feet to the **POINT OF BEGINNING**.

Containing in all 2.000 acres of land, more or less, of which 0.233 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, 2006.

Prior Deed Reference – OR Volume 67, Pages 506, 509 and 512.

06131-S

REFERENCE SURVEY VOL. **C**  
PAGE **1034** IN THE TAX MAP OFF