

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

**LEGAL DESCRIPTION OF A 10.211 ACRE PARCEL
FOR JOE WARD, ET AL**

Being a parcel of land situated in part of the Northeast Quarter of Section 13, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section 13 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 32' 10" E along the centerline of Township Highway 44 a distance of 668.42 feet to a set MAG nail;

thence S 00° 50' 02" E a distance of 665.25 feet to a set iron rod on the north line of a 20 acre parcel of land currently owned by Murray Limited, passing a set iron rod a distance of 20.01 feet;

thence N 89° 34' 49" W along the north line of said 20 acre parcel a distance of 668.62 feet to a set iron rod on the east line of a 40 acre parcel of land currently owned by Murray Limited, et al;

thence N 00° 48' 58" W along the east line of said 40 acre parcel a distance of 665.76 feet to the **POINT OF BEGINNING**.

Containing in all 10.211 acres of land, more or less, of which 0.307 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 130, Page 945.

06183-S

Tract 1

REFERENCE SURVEY VOL. C
MAP #1040 ON THE TAX MAP INDEX
(TRACT 1) (10.211 A)

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Commencing at a found stone in a monument box marking the North Quarter Post of said Section 13;

thence on an assumed bearing of S 89° 32' 10" E along the centerline of Township Highway 44 a distance of 668.42 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 00° 50' 02" E a distance of 20.01 feet;

thence continuing S 89° 32' 10" E along said centerline a distance of 668.43 feet to a point marking the northwest corner of a 18.70 acre parcel of land currently owned by Murray Limited, et al, referenced by a found iron rod situated S 00° 59' 23" E a distance of 20.02 feet;

thence S 00° 56' 35" E along the west line of said 18.70 acre parcel a distance of 664.76 feet to a set iron rod marking the northeast corner of a 20 acre parcel of land currently owned by Murray Limited, passing a found MAG nail a distance of 0.06 feet;

thence N 89° 34' 49" W along the north line of said 20 acre parcel a distance of 569.68 feet to a set iron rod;

thence N 00° 50' 02" W a distance of 665.25 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 645.24 feet.

Containing in all 10.211 acres of land, more or less, of which 0.307 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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06183-S
Tract 2

REFERENCE SURVEY VOL. C
PAGE 1640 IN THE TAX MAP OFFICE

(TRACT 2) (10.211A)