

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.391 ACRE PARCEL
FOR J. N. KLOEPFER**

Being a parcel of land situated in part of the Southeast Quarter of Section 23, 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 Center of said Section 23;

thence on an assumed bearing of S 89° 42' 10" E along the centerline of Township Highway 23 a distance of 208.71 feet to a found MAG nail marking the northeast corner of a parcel of land currently owned by Joel Kloepfer and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 00° 06' 35" W a distance of 20.00 feet;

thence continuing S 89° 42' 10" E along said centerline a distance of 24.11 feet to a set MAG nail;

thence S 00° 06' 35" W a distance of 211.06 feet to a set iron rod on the northwesterly line of the former A. C. & Y Railroad, passing a set iron rod for reference a distance of 20.00 feet;

thence S 67° 23' 00" W along said line a distance of 252.41 feet to a set MAG nail on the centerline of Township Highway 88, passing a set iron rod for reference a distance of 230.73 feet;

thence N 00° 06' 35" E along said centerline a distance of 100.62 feet to a found MAG nail marking the southwest corner of the aforementioned Joel Kloepfer parcel;

thence S 89° 42' 10" E along the south line of said Joel Kloepfer parcel, passing a found iron rod for reference a distance of 20.00 feet, a total distance of 208.71 to a point marking the southeast corner of said parcel, referenced by a set iron rod situated S 84° 08' 54" E a distance of 24.23 feet;

thence N 00° 06' 35" E along the east line of said Joel Kloepfer parcel a distance of 208.71 feet to the **POINT OF BEGINNING**, passing a found iron rod for reference a distance of 188.71 feet.

Containing in all 0.391 acres of land, more or less, of which 0.055 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 March, 2008.

Prior Deed Reference – OR Volume 202, Page 2412; OR Volume 54, Pages 35, 115, 116 and 117; OR Volume 42, Pages 146 and 151.

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