

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

**LEGAL DESCRIPTION OF A 1.000 ACRE PARCEL
FOR THAD A. NIEDERKOHR**

Being a parcel of land situated in part of the Northeast Quarter of Section 34, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the Northeast Corner of said Section 34, referenced by a found iron rod situated S 00° 15' 04" W a distance of 19.91 feet;

thence on an assumed bearing of N 89° 50' 50" W along the centerline of Township Highway 24 a distance of 200.70 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence S 00° 10' 20" W a distance of 185.60 feet to a set iron rod, passing a set iron rod for reference a distance of 20.00 feet;

thence N 89° 50' 50" W a distance of 470.00 feet to a set iron rod on the east line of a parcel of land currently owned by D. & D. Walter;

thence N 00° 39' 23" E along said line a distance of 185.61 feet to a point on the centerline of Township Highway 24 marking the northeast corner of said Walter parcel, passing a found iron rod for reference a distance of 165.84 feet;

thence S 89° 50' 50' E along said centerline a distance of 184.52 feet to a point marking the northwest corner of a parcel of land currently owned by J. V. Derr, et al;

thence S 00° 10' 20' W along the west line of said Derr parcel a distance of 174.84 feet to a found iron rod marking the southwest corner of said parcel, passing a found iron rod for reference a distance of 29.84 feet;

thence S 89° 49' 40' E along the south line of said Derr parcel a distance of 248.91 feet to a found iron rod marking the southeast corner of said parcel;

thence N 00° 10' 20" E along the east line of said Derr parcel a distance of 174.92 feet to a point on the centerline of Township Highway 24 marking the northeast corner of said parcel, passing a found iron rod for reference a distance of 145.00 feet;

thence S 89° 50' 50" E along said centerline a distance of 35.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.000 acre of land, more or less, of which 0.101 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 June, 2011.

Prior Deed Reference – OR Volume 190, Page 1746; OR Volume 94, Page 348

11035-S

