

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

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**LEGAL DESCRIPTION OF A 30.254 ACRE PARCEL  
FOR M. FOX, TRUSTEE**

Being a parcel of land situated in part of the Southeast Quarter of Section 21, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said Section 21 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 35' 15" W along the north-south half section line a distance of 1053.36 feet to a point on the centerline of the Tymochtee Creek, passing 2 found iron rods for reference a distance of 590.43 feet and 1004.46 feet respectively;

thence S 74° 31' 41" E along the centerline of the Tymochtee Creek a distance of 338.44 feet to a point, referenced by a set iron rod situated S 64° 21' 32" W a distance of 60.00 feet;

thence N 64° 29' 05" E along the centerline of the Tymochtee Creek a distance of 334.36 feet to a point, referenced by a set iron rod situated S 25° 38' 28" E a distance of 40.00 feet;

thence N 55° 04' 45" E along the centerline of the Tymochtee Creek a distance of 392.38 feet to a point, referenced by a set iron rod situated S 16° 22' 15" E a distance of 54.00 feet;

thence S 71° 48' 25" E along the centerline of the Tymochtee Creek a distance of 189.60 feet to a point, referenced by a set iron rod situated S 48° 30' 48" W a distance of 55.00 feet;

thence N 48° 30' 48" E along the centerline of the Tymochtee Creek a distance of 125.67 feet to a point on the north line of the south half of the southeast quarter of said Section 21 referenced by the next mentioned set iron rod;

thence N 88° 28' 35" E along said line a distance of 91.38 feet to a set iron rod;

thence S 00° 26' 44" W a distance of 654.96 feet to a set iron rod;

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(TRACT 1) (30.254 A)

thence S 65° 10' 32" W a distance of 234.68 feet to a set iron rod;

thence S 03° 45' 49" E a distance of 577.45 feet to a set MAG nail on the centerline of County Highway 64, passing a set iron rod for reference a distance of 552.43 feet;

thence S 88° 32' 57" W along said centerline a distance of 640.66 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by C. Lineberry;

thence N 01° 27' 03" W along said Lineberry parcel a distance of 165.00 feet to a set iron rod marking the northeast corner of said parcel, passing a set iron rod for reference a distance of 25.00 feet;

thence S 88° 32' 57" W along said Lineberry parcel a distance of 264.00 feet to a set iron rod marking the northwest corner of said parcel;

thence S 01° 27' 03" E along said Lineberry parcel a distance of 165.00 feet to a set MAG nail on the centerline of County Highway 64 marking the southwest corner of said parcel, passing a set iron rod for reference a distance of 140.00 feet;

thence S 88° 32' 57" W along said centerline a distance of 220.00 feet to the **POINT OF BEGINNING**.

Containing in all 30.254 acres of land, more or less, of which 0.494 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 January, 2013.

Prior Deed Reference – Volume 196, Page 689.

12155-S

Tract 1

**KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 41.755 ACRE PARCEL  
FOR M. FOX, TRUSTEE**

Being a parcel of land situated in part of the Southeast Quarter of Section 21, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southeast Corner of said Section 21 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 88° 32' 57" W along the centerline of County Highway 64 a distance of 437.00 feet to a found MAG nail marking the southeast corner of a parcel of land currently owned by M. & C. Callahan;

thence N 00° 34' 26" W along said Callahan parcel a distance of 235.00 feet to a found iron rod marking the northeast corner of said parcel, passing a found iron rod for reference a distance of 20.00 feet;

thence S 88° 32' 57" W along said Callahan parcel a distance of 275.00 feet to a found iron rod marking the northwest corner of said parcel;

thence S 00° 34' 26" E along said Callahan parcel a distance of 235.00 feet to a found MAG nail on the centerline of County Highway 64 marking the southwest corner of said parcel, passing a found iron rod for reference a distance of 215.00 feet;

thence S 88° 32' 57" W along said centerline a distance of 800.00 feet to a set MAG nail;

thence N 03° 45' 49" W a distance of 577.45 feet to a set iron rod, passing a set iron rod for reference a distance of 25.02 feet;

thence N 65° 10' 32" E a distance of 234.68 feet to a set iron rod;

thence N 00° 26' 44" E a distance of 654.96 feet to a set iron rod on the north line of the south half of the southeast quarter of said Section 21;

thence N 88° 28' 35" E along said line a distance of 1318.51 feet to a set MAG nail on the centerline of Township Highway 101, passing a set iron rod for reference a distance of 1298.51 feet;

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(TRACT 2) (41.755A)

thence S 00° 34' 26" E along said centerline a distance of 1326.51 feet to the **POINT OF BEGINNING**.

Containing in all 41.755 acres of land, more or less, of which 1.192 acres, 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 January, 2013.

Prior Deed Reference – Volume 196, Page 689.

12155-S

Tract 2