

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

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**LEGAL DESCRIPTION OF A 13.148 ACRE PARCEL  
FOR THE ESTATE OF H. DALE YOUNG**

Being a parcel of land situated in part of the Southwest Quarter of Section 30, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the Southwest Corner of said Section 30 and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 89° 30' 53" E a distance of 25.00 feet;

thence on an assumed bearing of N 00° 38' 31" W along the centerline of County Highway 95 a distance of 908.00 feet to a set MAG nail;

thence S 76° 42' 50" E a distance of 598.32 feet to a set iron rod, passing a set iron rod for reference a distance of 25.76 feet;

thence S 00° 38' 31" E a distance of 332.00 feet to a set iron rod;

thence N 89° 21' 29" E a distance of 200.00 feet to a set iron rod;

thence S 00° 38' 31" E a distance of 434.12 feet to a set iron rod on the south line of said Section 30;

thence S 89° 30' 53" W along said line a distance of 780.73 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 755.73 feet.

Containing in all 13.148 acres of land, more or less, of which 0.519 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.

(TRACT 2)(13.148 A)  
REFERENCE SURVEY VOL. C  
PAGE 151 IN THE TAX MAP OFFICE

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in August, 2013.

Prior Deed Reference – Volume 125, Page 183; OR Volume 168, Page 75.

13100-S

Tract 2

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 3.289 ACRE PARCEL  
FOR THE ESTATE OF H. DALE YOUNG**

Being a parcel of land situated in part of the Southwest Quarter of Section 30, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the Southwest Corner of said Section 30, referenced by a set iron rod situated N 89° 30' 53" E a distance of 25.00 feet;

thence on an assumed bearing of N 00° 38' 31" W along the centerline of County Highway 95 a distance of 908.00 feet to a set MAG nail and being the **POINT OF BEGINNING** referenced by a set iron rod situated S 76° 42' 50" E a distance of 25.76 feet;

thence continuing N 00° 38' 31" W along said centerline a distance of 40.00 feet to a set MAG nail;

thence S 85° 57' 15" E a distance of 783.35 feet to a set iron rod, passing a set iron rod for reference a distance of 25.08 feet;

thence S 00° 38' 31" E a distance of 452.00 feet to a set iron rod;

thence S 89° 21' 29" W a distance of 200.00 feet to a set iron rod;

thence N 00° 38' 31" W a distance of 332.00 feet to a set iron rod;

thence N 76° 42' 50" W a distance of 598.32 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 572.56 feet.

Containing in all 3.289 acres of land, more or less, of which 0.024 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.

REFERENCE SURVEY VOL. *C*  
PAGE *131* IN THE TAX MAP OFFICE

(TRACT 1) (3.289A)

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 August, 2013.

Prior Deed Reference -- Volume 125, Page 183; OR Volume 168, Page 75.

13100-S

Tract 1