

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

LEGAL DESCRIPTION OF A 38.262 ACRE PARCEL
FOR EUGENE FREY

Being a parcel of land situated in part of the Northwest Quarter of Section 7, 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 Northwest Corner of said
Section 7;

thence on an assumed bearing of S 00° 04' 14" E along the centerline of County
Highway 95 a distance of 630.63 feet to a found MAG nail marking the southwest corner
of a parcel of land currently owned by D. Frisch, et ux, and being the **POINT OF
BEGINNING**;

thence S 88° 46' 11" E along said Frisch parcel a distance of 2777.72 feet to a found iron
rod on the north-south half section line, passing a found iron rod for reference a distance
of 25.01 feet;

thence S 00° 14' 02" E along said half section line a distance of 630.25 feet to a found
iron rod marking the northeast corner of a parcel of land currently owned by C. Boes;

thence N 88° 46' 11" W along said Boes parcel distance of 2451.51 feet to a set iron rod;

thence N 00° 04' 14" W a distance of 256.00 feet to a set iron rod;

thence N 88° 46' 11" W a distance of 328.00 feet to a set MAG nail on the centerline of
County Highway 95, passing a set iron rod for reference a distance of 302.99 feet;

thence N 00° 04' 14" W along said centerline a distance of 374.20 feet to the **POINT OF
BEGINNING**.

Containing in all 38.262 acres of land, more or less, of which 0.215 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 September, 2013.

Prior Deed Reference – Volume 141, Page 229.

13121-S

Tract 2

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

**LEGAL DESCRIPTION OF A 1.927 ACRE PARCEL
FOR EUGENE FREY**

Being a parcel of land situated in part of the Northwest Quarter of Section 7, 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 Northwest Corner of said
Section 7;

thence on an assumed bearing of S 00° 04' 14" E along the centerline of County
Highway 95 a distance of 1004.83 feet to a set MAG nail and being the **POINT OF
BEGINNING**, passing a found MAG nail a distance of 630.63 feet;

thence S 88° 46' 11" E a distance of 328.00 feet to a set iron rod, passing a set iron rod
for reference a distance of 25.01 feet;

thence S 00° 04' 14" E a distance of 256.00 feet to a set iron rod on the north line of a
parcel of land currently owned by C. Boes;

thence N 88° 46' 11" W along said Boes parcel distance of 328.00 feet to a found MAG
nail on the centerline of County Highway 95 marking the northwest corner of said Boes
parcel, passing set iron rod for reference a distance of 302.99 feet;

thence N 00° 04' 14" W along said centerline a distance of 256.00 feet to the **POINT OF
BEGINNING**.

Containing in all 1.927 acres of land, more or less, of which 0.147 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 September, 2013.

Prior Deed Reference – Volume 141, Page 229.

13121-S Tract 1

REFERENCE SURVEY VOL. C
PAGE 1470 IN THE TAX MAP OFFICE.

(TRACT 1)
(1.927A)