

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

**LEGAL DESCRIPTION OF A 30.044 ACRE PARCEL
FOR PHIL CASE**

Being a parcel of land situated in part of the Northeast Quarter of Section 6, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the center of said Section 6;

thence on an assumed bearing of S 89° 39' 11" E along the east-west half section line a distance of 839.21 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence N 00° 20' 08" E a distance of 2693.61 feet to a found MAG nail on the centerline of County Highway 39, passing a found iron rod for reference a distance of 2673.61 feet;

thence S 89° 53' 00" E along said centerline a distance of 485.68 feet to a found MAG nail on the west line of the east half of the Northeast Quarter;

thence S 00° 20' 08" W along said line a distance of 2695.56 feet to a set iron rod on the east-west half section line, passing a found iron rod for reference a distance of 20.00 feet;

thence N 89° 39' 11" W along said half section line a distance of 485.68 feet to the **POINT OF BEGINNING**.

Containing in all 30.044 acres of land, more or less, of which 0.223 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 July, 2012 and January, 2014.

Prior Deed Reference – OR Volume 222, Page 1956.

12057-S

REFERENCE SURVEY VOL. C
PAGE 1447 IN THE TAX MAP OFFICE

(TRACT 2 - REVISED)

REVISED TRACT 2



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**LEGAL DESCRIPTION OF A 51.918 ACRE PARCEL
FOR PHIL CASE**

Being a parcel of land situated in part of the Northeast Quarter of Section 6, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section 6 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S $89^{\circ} 45' 40''$ E along the centerline of County Highway 39 a distance of 64.31 feet to a found iron rod marking the South Quarter Post of Section 31, T-1-S, R-15-E;

thence S $89^{\circ} 53' 00''$ E along said centerline a distance of 776.74 feet to a found MAG nail;

thence S $00^{\circ} 20' 08''$ W a distance of 2693.61 feet to a set iron rod on the east-west half section line of said Section 6, passing a found iron rod for reference a distance of 20.00 feet;

thence N $89^{\circ} 39' 11''$ W along said half section line a distance of 839.21 feet to a set iron rod marking the Center of Section 6;

thence N $00^{\circ} 17' 46''$ E along the north-south half section line a distance of 2690.36 feet to the **POINT OF BEGINNING**.

Containing in all 51.918 acres of land, more or less, of which 0.386 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 July, 2012 and January, 2014.

Prior Deed Reference –OR Volume 222, Page 1956.

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REVISED TRACT 1

