

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

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**LEGAL DESCRIPTION OF A 5.778 ACRE PARCEL  
FOR CHRISTINE COPE**

Being a parcel of land situated in part of the Southeast and Southwest Quarters of Section 16, T-2-S, R-14-E, Crane 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 16 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 42' 01" W along the centerline of Township Highway 121 a distance of 14.92 feet to a found MAG nail marking the southeasterly corner of a parcel of land currently owned by C. Baker, et ux;

thence N 01° 28' 44" E along said Baker parcel a distance of 395.83 feet to a found iron rod, passing a found iron rod for reference a distance of 20.00 feet;

thence N 29° 29' 34" E along said Baker parcel a distance of 350.57 feet to a found iron rod;

thence N 48° 11' 52" E along said Baker parcel a distance of 262.79 feet to a found iron rod;

thence N 77° 46' 34" E along said Baker parcel a distance of 205. 85 feet to a found nail on the centerline of County Highway 50, referenced by a found iron rod situated N 44° 49' 49" E a distance of 16.73 feet;

thence S 39° 51' 23" E along said centerline a distance of 84.55 feet to a found MAG nail, referenced by a found iron rod situated N 16° 21' 49" E a distance of 20.06 feet;

thence S 16° 12' 02" W along said centerline a distance of 551.74 feet to a set MAG nail;

thence N 88° 30' 36" W a distance of 411.59 feet to a set iron rod, passing a set iron rod for reference a distance of 20.68 feet;

thence S 01° 28' 44" W a distance of 335.92 feet to a found MAG nail on the centerline of Township Highway 121 marking the southwest corner of a parcel of land currently owned by E. W. and E. B. Carpenter, Trustees, passing 1 found iron rod and 2 found iron pipes for reference a distance of 100.00 feet, 135.00 feet and 315.92 feet respectively;

thence N 89° 47' 11" W along said centerline a distance of 45.09 feet to the **POINT OF BEGINNING**.

Containing in all 5.778 acres of land, more or less, of which 0.028 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 August, 2014.

Prior Deed Reference – OR Volume 190, Page 1330.

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**Tract 2**

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**LEGAL DESCRIPTION OF A 0.915 ACRE PARCEL  
FOR CHRISTINE COPE / ED CARPENTER**

Being a parcel of land situated in part of the Southeast Quarter of Section 16, T-2-S, R-14-E, Crane 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 16;

thence on an assumed bearing of S 89° 47' 11" E along the centerline of Township Highway 121 a distance of 45.09 feet to a found MAG nail marking the southwest corner of a parcel of land currently owned by E. W. Carpenter and E. B. Carpenter, Trustees;

thence N 01° 28' 44" E along said Carpenter, Trustee parcel a distance of 235.92 feet to a found iron rod marking the northwest corner of said parcel and being the **POINT OF BEGINNING**, passing 2 found iron pipes for reference a distance of 20.00 feet and 200.92 feet respectively;

thence continuing N 01° 28' 44" E a distance of 100.00 feet to a set iron rod;

thence S 88° 30' 36" E a distance of 411.59 feet to a set MAG nail on the centerline of County Highway 50, passing a set iron rod for reference a distance of 390.91 feet;

thence S 16° 12' 02" W along said centerline a distance of 103.39 feet to a found nail marking the northeast corner of said Carpenter, Trustee parcel;

thence N 88° 30' 36" W along said Carpenter, Trustee, parcel a distance of 385.32 feet to the **POINT OF BEGINNING**, passing a found iron rod for reference a distance of 25.00 feet.

Containing in all 0.915 acres of land, more or less, 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 August, 2014.

Prior Deed Reference – OR Volume 190, Page 1330.

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**Tract 1**