

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

**LEGAL DESCRIPTION OF A 23.847 ACRE PARCEL
FOR JOY CAVANAUGH**

Being a parcel of land situated in part of the Northeast & the Northwest 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 Center of said Section;

thence on an assumed bearing of N 00° 04' 42" E along the centerline of County Highway 50 a distance of 181.25 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a set MAG nail a distance of 40.00 feet;

thence continuing N 00° 04' 42" E along said centerline a distance of 170.16 feet to a set iron rod;

thence N 42° 24' 37" W along said centerline a distance of 212.65 feet to a found P-K nail marking the intersection of County Highway 50 and State Route 67, passing a found railroad spike a distance of 0.82 feet, said nail being referenced by a set iron rod situated S 89° 06' 42" E a distance of 41.22 feet;

thence N 44° 11' 13" E along the centerline of State Route 67 a distance of 184.84 feet to a found P-K nail referenced by a set iron rod situated S 49° 22' 55" E a distance of 30.06 feet;

thence N 37° 02' 58" E along said centerline a distance of 861.34 feet to a set MAG nail marking the southwesterly corner of a parcel of land currently owned by Thomas M. Needs;

thence S 89° 36' 19" E along the south line of said Needs parcel a distance of 823.51 feet to a set iron rod on the westerly line of a parcel of land currently owned by Claude T. Beitler, et ux, passing a set iron rod a distance of 37.39 feet;

thence S 00° 06' 00" W along the westerly line of said Beitler parcel a distance of 767.84 feet to a set iron rod;

thence S 53° 55' 35" W a distance of 83.02 feet to a set iron rod;

thence N 84° 53' 40" W a distance of 90.64 feet to a set iron rod;

thence S 19° 49' 22" W a distance of 57.09 feet to a set iron rod;

thence N 84° 48' 54" W a distance of 76.69 feet to a set iron rod;

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thence N 34° 57' 40" W a distance of 25.98 feet to a set iron rod;
thence S 44° 52' 01" W a distance of 29.40 feet to a set iron rod;
thence N 78° 36' 20" W a distance of 82.67 feet to a set iron rod;
thence S 47° 11' 21" W a distance of 59.09 feet to a set iron rod;
thence N 58° 31' 56" W a distance of 57.49 feet to a set iron rod;
thence S 76° 43' 10" W a distance of 70.96 feet to a set iron rod;
thence S 48° 33' 35" W a distance of 73.32 feet to a set iron rod;
thence S 51° 56' 15" W a distance of 30.36 feet to a set iron rod;
thence N 61° 10' 41" W a distance of 55.31 feet to a set iron rod;
thence S 83° 17' 40" W a distance of 4.82 feet to a set iron rod;
thence continuing S 83° 17' 40" W a distance of 77.37 feet to a set iron rod;
thence N 87° 12' 00" W a distance of 117.32 feet to a set iron rod;
thence N 78° 06' 43" W a distance of 215.19 feet to a set iron rod;
thence S 73° 00' 50" W a distance of 134.40 feet to a set iron rod;
thence S 22° 55' 12" W a distance of 257.52 feet to a set iron rod;
thence N 89° 39' 35" W a distance of 30.00 feet to the **POINT OF BEGINNING.**

Containing in all 23.847 acres of land, more or less, of which 0.964 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, 1999.

Prior Deed Reference – Volume 187, Page 588.

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Parcel #3

KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 7.759 ACRE PARCEL
FOR JOY CAVANAUGH**

Being a parcel of land situated in part of the Northeast 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 Center of said Section and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 04' 42" E along the centerline of County Highway 50 a distance of 40.00 feet to a set MAG nail;

thence S 89° 39' 35" E a distance of 663.04 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 00° 05' 21" E a distance of 374.19 feet to a set iron rod;

thence N 83° 17' 40" E a distance of 4.82 feet to a set iron rod;

thence S 61° 10' 41" E a distance of 55.31 feet to a set iron rod;

thence N 51° 56' 15" E a distance of 30.36 feet to a set iron rod;

thence N 48° 33' 35" E a distance of 73.32 feet to a set iron rod;

thence N 76° 43' 10" E a distance of 70.96 feet to a set iron rod;

thence S 58° 31' 56" E a distance of 57.49 feet to a set iron rod;

thence N 47° 11' 21" E a distance of 59.09 feet to a set iron rod;

thence S 78° 36' 20" E a distance of 82.76 feet to a set iron rod;

thence N 44° 52' 01" E a distance of 29.40 feet to a set iron rod;

thence S 34° 57' 40" E a distance of 25.98 feet to a set iron rod;

thence S 84° 48' 54" E a distance of 76.69 feet to a set iron rod;

thence N 19° 49' 22" E a distance of 57.09 feet to a set iron rod;

thence S 84° 53' 40" E a distance of 90.64 feet to a set iron rod;

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thence N 53° 55' 35" E a distance of 83.02 feet to a set iron rod on the west line of a parcel of land currently owned by Claude T. Beitler, et ux;

thence S 00° 06' 00" W along said line a distance of 556.52 feet to a set iron rod on the east-west ½ section line;

thence N 89° 39' 35" W a distance of 1326.06 feet to the **POINT OF BEGINNING**

Containing in all 7.759 acres of land, more or less, of which 0.027 acre, more or less, is currently contained within the right-of-way of County Highway 50. 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, 1999.

Prior Deed Reference – Volume 187, Page 588.

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Parcel #1

KOEHLER SURVEYING
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LEGAL DESCRIPTION OF A 5.365 ACRE PARCEL
FOR JOY CAVANAUGH

Being a parcel of land situated in part of the Northeast 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 Center of said Section;

thence on an assumed bearing of N 00° 04' 42" E along the centerline of County Highway 50 a distance of 40.00 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence continuing N 00° 04' 42" E along said centerline a distance of 135.00 feet to a set MAG nail;

thence S 89° 39' 35" E a distance of 30.00 feet to a set iron rod;

thence N 22° 55' 12" E a distance of 257.52 feet to a set iron rod;

thence N 73° 00' 50" E a distance of 134.40 feet to a set iron rod;

thence S 78° 06' 43" E a distance of 215.19 feet to a set iron rod;

thence S 87° 12' 00" E a distance of 117.32 feet to a set iron rod;

thence N 83° 17' 40" E a distance of 77.37 feet to a set iron rod;

thence S 00° 05' 21" W a distance of 374.19 feet to a set iron rod;

thence N 89° 39' 35" W a distance of 663.04 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 633.04 feet.

Containing in all 5.365 acres of land, more or less, of which 0.097 acre, more or less, is currently contained within the right-of-way of County Highway 50. 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, 1999.

Prior Deed Reference – Volume 187, Page 588.
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