

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

**LEGAL DESCRIPTION OF A 11.788 ACRE PARCEL
FOR KENNETH D. KOONTZ**

Being a parcel of land situated in part of the Southeast Quarter of Section 15, T-2-S, R-12-E, in the Village of Wharton, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of said Section;

thence on an assumed bearing of S 00° 16' 02" W along the east line of said Section 15 a distance of 257.19 feet to a set iron rod on the southerly right-of-way line of the Consolidated Rail Corp. and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 89.22 feet;

thence continuing S 00° 16' 02" W along the east line of said Section 15 a distance of 1220.86 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by Robert J. Walter, et ux;

thence S 89° 52' 02" W along the north lines of said Walter parcel and a parcel of land currently owned by Continental Hydraulic Hose Corp. a distance of 752.00 feet to a set iron rod on the east line of a parcel of land currently owned by Herbert Baker, Jr., et ux and also marking the northwest corner of said Continental Hydraulic Hose Corp. parcel;

thence N 00° 16' 02" E along the east line of said Baker parcel a distance of 144.87 feet to a set iron rod on the south right-of-way line of the Consolidated Rail Corp. and also marking the northeast corner of said Baker parcel;

thence N 35° 05' 07" E along said right-of-way line a distance of 1317.02 feet to the **POINT OF BEGINNING**.

Containing in all 11.788 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 January, 2000.

Prior Deed Reference – Volume 145, Page 391.

99237-S (381)

(LANDS 15-02-12)

(PARCEL 2) (11.788 A)

Parcel 2

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

**LEGAL DESCRIPTION OF A 22.784 ACRE PARCEL
FOR KENNETH D. KOONTZ**

Being a parcel of land situated in part of the Southeast Quarter of Section 15, T-2-S, R-12-E, in the Village of Wharton, Wyandot County, Ohio, and further described as follows:

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

thence on an assumed bearing of S 00° 16' 02" W along the east line of said Section 15 a distance of 89.22 feet to a set iron rod on the right-of-way line of the Consolidated Rail Corp.;

thence S 35° 05' 07" W along said right-of-way line a distance of 364.00 feet to a set iron rod;

thence N 79° 54' 07" E along said right-of-way line a distance of 42.43 feet to a set iron rod;

thence S 35° 05' 07" W along said right-of-way line a distance of 685.75 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by George L. Howard;

thence S 89° 51' 51" W along the north line of said Howard parcel a distance of 513.31 feet to a set iron rod marking the southeast corner of a parcel of land currently owned by Wayne J. Baker;

thence N 00° 27' 48" E along the east lines of said Baker parcel and a parcel of land currently owned by Carl L. Boden a distance of 200.01 feet to a set iron rod marking the northeast corner of said Boden parcel;

thence S 89° 51' 51" W along the north line of said Boden parcel a distance of 300.00 feet to a found railroad spike on the centerline of County Highway 87, passing a set iron rod a distance of 270.00 feet;

thence N 00° 27' 48" E along said centerline a distance of 736.99 feet to a found stone in a monument box;

thence N 89° 45' 33" E a distance of 1367.78 feet to the **POINT OF BEGINNING**.

(LANDS 15-02-12) (PARCEL 1) (22.784A)

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Containing in all 22.784 acres of land, more or less, of which 0.507 acre, more or less, is currently contained within the right-of-way of County Highway 87. 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 January, 2000.

Prior Deed Reference – Volume 145, Page 391.
Volume 139, Page 446.

99237-S (381)

Parcel 1