

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

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**LEGAL DESCRIPTION OF A 5.010 ACRE PARCEL  
FOR JOHN N. KLOEPFER**

Being a parcel of land situated in part of the Southwest Quarter of Section 23, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of the centerlines of Township Highway 23 and Township Highway 88 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 06' 35" W along the centerline of Township Highway 88 a distance of 300.00 feet to a set MAG nail;

thence N 89° 34' 25" W a distance of 727.46 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 00° 06' 35" E a distance of 300.00 feet to a set MAG nail on the centerline of Township Highway 23, passing a set iron rod a distance of 280.00 feet;

thence S 89° 34' 25" E along said centerline a distance of 727.46 feet to the **POINT OF BEGINNING**.

Containing in all 5.010 acres of land, more or less, of which 0.463 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 May, 2000.

Prior Deed Reference – Volume 203, Page 847.

00087-S (119)

Parcel 2

Revised 06/07/00

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**LEGAL DESCRIPTION OF A 5.010 ACRE PARCEL  
FOR JOHN N. KLOEPFER**

Being a parcel of land situated in part of the Southeast Quarter of Section 22, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the intersection of the centerlines of Township Highway 23 and Township Highway 87, referenced by a set iron rod situated S 45° 00' 00" E a distance of 30.00 feet;

thence on an assumed bearing of N 90° 00' 00" E along the centerline of Township Highway 23 a distance of 1973.83 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence continuing N 90° 00' 00" E along said centerline a distance of 284.00 feet to a set MAG nail;

thence S 00° 00' 00" W a distance of 768.44 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 90° 00' 00" W a distance of 284.00 feet to a set iron rod;

thence N 00° 00' 00" E a distance of 768.44 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 748.44 feet.

Containing in all 5.010 acres of land, more or less, of which 0.130 acre, more or less, is currently contained within the right-of-way of Township Highway 23. 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 May, 2000.

Prior Deed Reference – Volume 203, Page 847.

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Parcel 1