

KOEHLER SURVEYING  
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**LEGAL DESCRIPTION OF A 17.399 ACRE PARCEL  
FOR ANNA LEE CAUDILL**

Being a parcel of land situated in part of the Southeast Quarter of Section 12, 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 South Quarter Post of said Section 12;

thence on an assumed bearing of N 00° 00' 00" E along the centerline of Township Highway 95 a distance of 366.62 feet to a found MAG nail marking the southwest corner of a parcel of land currently owned by Rosella A. Greeno, L.E., et al;

thence N 86° 10' 00" E along the south line of said Greeno parcel a distance of 204.95 feet to a found iron rod marking the southeast corner of said Greeno parcel and being the **POINT OF BEGINNING**, passing a found iron rod a distance of 20.05 feet;

thence N 00° 00' 00" E along the east lines of said Greeno parcel and a parcel of land currently owned by Chris Mullholand, et ux, a distance of 400.72 feet to a found iron rod on the south line of a parcel of land currently owned by John D. Perkins marking the northeast corner of said Mullholand parcel, passing a found iron rod a distance of 200.72 feet;

thence N 85° 58' 00" E along the south line of said J. Perkins parcel a distance of 24.00 feet to a found iron rod marking the southeast corner of said J. Perkins parcel;

thence N 00° 00' 00" E along the east lines of said J. Perkins parcel and a parcel of land currently owned by Edna C. Perkins a distance of 495.04 feet to a found iron rod marking the northeast corner of said E. Perkins parcel, passing a found iron rod a distance of 209.00 feet;

thence S 85° 58' 00" W along the north line of said E. Perkins parcel a distance of 229.00 feet to a found MAG nail on the centerline of Township Highway 95 marking the northwest corner of said E. Perkins parcel, passing a found iron rod a distance of 208.95 feet;

thence N 00° 00' 00" E along said centerline a distance of 46.76 feet to a set MAG nail marking the southwest corner of a parcel of land currently owned by William L. Driggers, et ux;

thence S 89° 10' 32" E along the south lines of said Driggers parcel and a parcel of land currently owned by Marvin E. Collins, et ux a distance of 610.89 feet to a found iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 02° 48' 35" E a distance of 208.00 feet to a found iron rod;

thence N 88° 14' 03" E a distance of 196.67 feet to a found iron rod;

thence N 36° 52' 24" E a distance of 196.99 feet to a found MAG nail on the centerline of State Route 568, passing a found iron rod a distance of 166.64 feet;

thence S 44° 25' 44" E along said centerline a distance of 220.37 feet to a set MAG nail marking the northeasterly corner of a parcel of land currently owned by Lad Chairit, et ux;

thence S 45° 34' 16" W along the northerly line of said Chairit parcel a distance of 180.00 feet to a set iron rod marking the northwesterly corner of said Chairit parcel, passing a set iron rod a distance of 30.00 feet;

thence S 44° 25' 44" E along the westerly line of said Chairit parcel a distance of 200.00 feet to a set iron rod marking the southwesterly corner of said Chairit parcel;

thence N 45° 34' 17" E along the easterly line of said Chairit parcel a distance of 5.00 feet to a set iron rod marking the northwesterly corner of a parcel of land currently owned by Anthony W. Sweet;

thence S 44° 25' 44" E along the westerly line of said Sweet parcel a distance of 298.92 feet to a point on the west line of a parcel of land currently owned by Joel E. Faber, et al marking the southwesterly corner of said Sweet parcel, referenced by a found iron pipe situated N 09° 04' 41" E a distance of 2.54 feet;

thence S 00° 07' 14" E along the west line of said Faber parcel a distance of 164.65 feet to a point marking the northeast corner of a parcel of land currently owned by Donald B. Tong;

thence S 86° 10' 00" W along the north line of said Tong a distance of 1112.70 feet to the **POINT OF BEGINNING**, passing a found iron pipe a distance of 0.96 feet.

Containing in all 17.399 acres of land, more or less, of which 0.166 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 October, 2001.

Prior Deed Reference – Volume 183, Page 41.

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