

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

**LEGAL DESCRIPTION OF A 2.376 ACRE PARCEL
FOR TIMOTHY A. BALDRIDGE**

Being a parcel of land known as Lots 1, 2, 3, 9, 10 & part of 11 of Hilltop Subdivision in part of Section 12, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod on the east right-of-way line of Township Highway 95 marking the Southwest Corner of Lot #3 of said Subdivision and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 00' 00" E along the east right-of-way line of Township Highway 95 (west line of said Subdivision) a distance of 185.07 feet to a set iron rod;

thence N 00° 39' 00" W along the east right-of-way line of Township Highway 95 (west line of said Subdivision) a distance of 134.71 feet to a set iron rod on the south line of a parcel of land currently owned by Fordyce H. Lortz, et ux, marking the northwest corner of Lot #1;

thence N 88° 37' 51" E along the south line of said Lortz parcel (north line of said subdivision) a distance of 323.84 feet to a set iron rod marking the northwest corner of a parcel of land currently owned by M. Edward Boutwell, et ux;

thence S 00° 00' 00" W along the west line of said Boutwell parcel a distance of 168.49 feet to a set iron rod on the west right-of-way line of Hill Top Court;

thence along the west right-of-way line of Hill Top Court an arc distance of 89.8294 feet along a curve to the left having a radius of 50.0000 feet, a chord of 78.2265 feet and a chord bearing of S 08° 38' 06" W to a set iron rod;

thence along the west right-of-way line of Hill Top Court an arc distance of 18.6896 feet along a curve to the right having a radius of 25.0000 feet, a chord of 18.2574 feet and a chord bearing of S 21° 25' 00" E to a set iron rod;

thence S 00° 00' 00" W along the west right-of-way line of Hill Top Court a distance of 69.00 feet to a set iron rod marking the northeast corner of Lot #8 (southeast corner Lot #9);

thence N 89° 40' 59" W along the north line of said Lot #8 (south line Lot #9) a distance of 160.00 to a set iron rod on the east line of Lot #3 marking the northwest corner of said Lot #8 (southwest corner Lot #9);

D
167
PARCEL 2 2.376 AC

thence S 00° 00' 00" W along the east line of Lot #3 (west line Lot #8) a distance of 2.00 feet to a point marking the northeast corner of Lot #4 (southeast corner Lot #3), referenced by last mentioned set iron rod;

thence N 88° 01' 13" W along the north line of Lot #4 (south line Lot #3) a distance of 157.23 feet to the **POINT OF BEGINNING**.

Containing in all 2.376 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 February, 2002.

Prior Deed Reference – Volume 198, Page 676.

02037-S (040)

parcel #2

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

**LEGAL DESCRIPTION OF A 2.012 ACRE PARCEL
FOR TIMOTHY A. BALDRIDGE**

Being a parcel of land known as Lots 4, 5, 6, 7 & 8 of Hilltop Subdivision in part of Section 12, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod on the east right-of-way line of Township Highway 95 marking the Southwest Corner of Lot #5 of said Subdivision and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 00' 00" E along the east right-of-way line of Township Highway 95 (west line of said Subdivision) a distance of 153.43 feet to a set iron rod marking the northwest corner of Lot #4 (southwest corner Lot #3);

thence S 88° 01' 13" E along the north line of said Lot #4 (south line Lot #3) a distance of 157.23 feet to a point on the west line of Lot #8 marking the northeast corner of Lot #4 (southeast corner Lot #3), referenced by the next mentioned set iron rod;

thence N 00° 00' 00" E along the west line of said Lot #8 (east line Lot #3) a distance of 2.00 feet to a set iron rod marking the northwest corner of Lot #8 (southwest corner Lot #9);

thence S 89° 40' 59" E along the north line of said Lot #8 (south line Lot #9) a distance of 160.00 to a set iron rod on the west right-of-way line of Hill Top Court marking the northeast corner of Lot #8 (southeast corner Lot #9);

thence S 00° 00' 00" W along the west right-of-way line of Hill Top Court a distance of 166.68 feet to a set iron rod;

thence along the west right-of-way line of Hill Top Court an arc distance of 204.6444 feet along a curve to the right having a radius of 257.6528 feet, a chord of 199.3075 feet and a chord bearing of S 22° 45' 14" W to a set iron rod;

thence S 45° 30' 29" W along the west right-of-way line of Hill Top Court a distance of 30.00 feet to a set iron rod on the north right-of-way line of State Route 568 (south line of said subdivision) marking the southeasterly corner of Lot #6;

thence N 44° 29' 31" W along said right-of-way line (south line of said subdivision) a distance of 312.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.012 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 February, 2002.

Prior Deed Reference – Volume 198, Page 676.

02037-S (040)

parcel #1