

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

**LEGAL DESCRIPTION OF A 8.519 ACRE PARCEL
FOR THOMAS A. KOTTERMAN**

Being a parcel of land situated in part of the Southeast Quarter of Section 17, T-2-S, R-12-E, Richland Township, 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 17 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 28' 19" W along the east line of said Section 17 a distance of 414.61 feet to a point on or near the centerline of an open ditch, referenced by a set iron rod situated N 78° 26' 15" W a distance of 61.65 feet;

thence S 87° 53' 41" W on or near the centerline of an open ditch a distance of 307.69 feet to a point, referenced by a set iron rod situated N 00° 56' 01" E a distance of 20.00 feet;

thence N 78° 42' 58" W on or near the centerline of an open ditch a distance of 192.91 feet to a point, referenced by a set iron rod situated S 32° 19' 44" E a distance of 30.00 feet;

thence N 64° 41' 41" W a distance of 925.25 feet to a point on the east-west half section line of said Section 17 referenced by a set iron rod situated N 45° 25' 17" W a distance of 32.33 feet;

thence S 89° 41' 07" E along said half section line a distance of 1336.57 feet to the **POINT OF BEGINNING**;

Containing in all 8.519 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, 2003.

Prior Deed Reference – Volume 196, Page 314.
02197-S (236) parcel #3

REFERENCE SURVEY VOL. D
PAGE 190 IN THE TAX MAP OFFICE

PARCEL 3

8.519 Ac.

**KOEHLER SURVEYING
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 81.017 ACRE PARCEL
FOR THOMAS A. KOTTERMAN**

Being a parcel of land situated in part of the Southeast Quarter of Section 17, T-2-S,
R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southeast Corner of said
Section 17 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 45' 39" W along the centerline of County
Highway 47 a distance of 1916.12 feet to a set MAG nail;

thence N 03° 43' 21" E on or near the centerline of a surface waterway a distance of
1717.26 feet to a set iron rod, passing a set iron rod a distance of 20.04 feet;

thence S 89° 00' 42" E on or near the centerline of a surface waterway a distance of
915.28 feet to a set iron rod;

thence N 74° 49' 22" E a distance of 93.42 feet to a point on or near the centerline of an
open ditch, referenced by a set iron rod situated S 69° 18' 59" E a distance of 25.00 feet;

thence N 31° 51' 24" E on or near the centerline of an open ditch a distance of 336.75
feet to a point, referenced by a set iron rod situated S 72° 13' 44" E a distance of 15.00
feet;

thence N 32° 29' 45" E on or near the centerline of an open ditch a distance of 266.44
feet to a point, referenced by a set iron rod situated S 32° 19' 44" E a distance of 30.00
feet;

thence S 78° 42' 58" E on or near the centerline of an open ditch a distance of 192.91 feet
to a point, referenced by a set iron rod situated N 00° 56' 01" E a distance of 20.00 feet;

thence N 87° 53' 41" E on or near the centerline of an open ditch a distance of 307.69
feet to a point on the east line of said Section 17, referenced by a set iron rod situated
N 78° 26' 15" W a distance of 61.65 feet;

thence S 00° 28' 19" W along the east line of said Section 17 a distance of 2214.69 feet
to the **POINT OF BEGINNING**;

Containing in all 81.017 acres of land, more or less, of which 0.880 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.

REFERENCE SURVEY VOL. D
190 IN THE TAX MAP OFFICE

PARCEL 1 81.017 AC.

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, 2003.

Prior Deed Reference – Volume 196, Page 314.

02197-S (236)

parcel #1

**KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 1.926 ACRE PARCEL
FOR THOMAS A. KOTTERMAN**

Being a parcel of land situated in part of the Northeast Quarter of Section 17, T-2-S,
R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike over a stone in a monument box marking the
Center of said Section 17 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 17' 19" E along the centerline of County
Highway 78 a distance of 274.21 feet to a set MAG nail on or near the centerline of an
open ditch, referenced by a set iron rod situated S 35° 37' 22" E a distance of 55.06 feet;

thence S 65° 32' 47" E on or near the centerline of an open ditch a distance of 670.52 feet
to a point on the east-west half section line of said Section 17, referenced by a set iron
rod situated N 71° 29' 38" E a distance of 39.89 feet;

thence N 89° 41' 07" W along said half section line a distance of 611.76 feet to the
POINT OF BEGINNING, passing a found iron rod a distance of 591.76 feet.

Containing in all 1.926 acres of land, more or less, of which 0.125 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 January, 2003.

Prior Deed Reference – Volume 196, Page 314.

02197-S (236)

parcel #2

REFERENCE SURVEY VOL. D
PAGE 190 IN THE TAX MAP OFFICE

PARCEL 2 1.926 ac.