

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

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**LEGAL DESCRIPTION OF A 0.041 ACRE PARCEL**  
**FOR THERESA MAY BOES, ET AL**

Being a parcel of land situated in part of the Northeast Quarter of Section 24, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said Section 24;

thence on an assumed bearing of S 00° 50' 35" E along the centerline of County Highway 109 a distance of 1306.30 feet to a set MAG nail and being the **POINT OF BEGINNING** referenced by a found iron pipe situated S 88° 53' 38" W a distance of 15.89 feet;

thence continuing S 00° 50' 35" E along the said centerline a distance of 3.80 feet to a set MAG nail marking the northeast corner of a parcel of land currently owned by E. D. Barnes, et ux,;

thence S 89° 01' 18" W along the north line of said Barnes parcel a distance of 553.31 feet to a set iron rod, passing a set iron rod a distance of 16.50 feet;

thence N 14° 47' 30" W a distance of 2.64 feet to a found iron pipe;

thence N 88° 53' 38" E a distance of 553.95 feet to the **POINT OF BEGINNING**, passing a found iron pipe a distance of 538.06 feet.

Containing in all 0.041 acres of land, more or less, of which 0.001 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, 2004.

Prior Deed Reference – OR Volume 23, Page 129.  
Volume 179, Page 497.

03220-S

parcel #4

REFERENCE COUNTY VOL.   P    
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(#4) (0.041A)

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**LEGAL DESCRIPTION OF A 39.778 ACRE PARCEL  
FOR THERESA MAY BOES, ET AL**

Being a parcel of land situated in part of the Northeast Quarter of Section 24, T-3-S,  
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said  
Section 24 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 50' 35" E along the centerline of County  
Highway 109 a distance of 1310.10 feet to a set MAG nail marking the northeast corner  
of a parcel of land currently owned by E. D. Barnes, et ux, passing a set MAG nail a  
distance of 1306.30 feet;

thence S 89° 01' 18" W along the north line of said Barnes parcel and the north line of a  
parcel of land currently owned by G. & C. Logsdon a distance of 1107.46 feet to a set  
iron rod, passing 2 set iron rods a distance of 16.50 feet and 553.31 feet respectively;

thence N 00° 28' 59" W a distance of 301.53 feet to a set iron rod;

thence N 50° 25' 44" W a distance of 84.71 feet to a set iron rod;

thence N 89° 25' 19" W a distance of 181.16 feet to a set iron rod;

thence N 07° 00' 06" W a distance of 953.85 feet to a set iron rod on the north line of  
said Section 24;

thence N 89° 01' 18" E along the north line of said Section 24 a distance of 1453.50 feet  
to the **POINT OF BEGINNING**, passing a found iron rod a distance of 366.98 feet.

Containing in all 39.778 acres of land, more or less, of which 0.496 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, 2004.

Prior Deed Reference – OR Volume 23, Page 129.  
Volume 179, Page 497.

03220-S #1

(#1) (39.778A)

REFERENCE SURVEY VOL. 0  
PAGE 213 IN THE TAX MAP OFFICE

**KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 116.477 ACRE PARCEL  
FOR THERESA MAY BOES, ET AL**

Being a parcel of land situated in part of the Northeast and Southeast Quarters of Section 24, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said Section 24;

thence on an assumed bearing of S 89° 01' 18" W along the north line of said Section 24 a distance of 1453.50 feet to a set iron rod and being the **POINT OF BEGINNING**, passing a found iron rod a distance of 1086.52 feet;

thence S 07° 00' 06" E a distance of 953.85 feet to a set iron rod;

thence S 89° 25' 19" E a distance of 181.16 feet to a set iron rod;

thence S 50° 25' 44" E a distance of 84.71 feet to a set iron rod;

thence S 00° 28' 59" E a distance of 301.53 feet to a set iron rod on a northerly line of a parcel of land currently owned by James K. Barnes, Trustee;

thence S 89° 01' 18" W along a northerly line of said Barnes parcel a distance of 291.74 feet to a set iron rod marking a northwesterly corner of said Barnes parcel;

thence S 00° 47' 34" E along a westerly line of said Barnes parcel a distance of 2648.17 feet to a set iron rod on the north line of the south half of the southeast quarter;

thence S 88° 48' 43" W along said line a distance of 1337.39 feet to a set iron rod on the north-south half section line of said Section 24 marking a northwesterly corner of said Barnes parcel;

thence N 00° 23' 35" W along said half section line a distance of 3173.11 feet to a set iron rod marking the southwesterly corner of a parcel of land currently owned by J. R. Courtad (NKA: J. R. Myers);

thence S 89° 42' 55" E along a southerly line of said Courtad parcel a distance of 75.00 feet to a set iron rod marking a southeasterly corner of said Courtad parcel;

thence N 00° 23' 35" W along a line of said Courtad parcel a distance of 28.00 feet to a set iron rod marking a corner of said Courtad parcel;

thence S 89° 42' 55" E along a line of said Courtad parcel a distance of 32.00 feet to a set iron rod marking a corner of said Courtad parcel;

thence N 00° 23' 35" W along a line of said Courtad parcel a distance of 233.27 feet to a set MAG nail on the centerline of State Route 67 marking the northeasterly corner of said Courtad parcel, passing a set iron rod a distance of 176.23 feet;

thence N 51° 46' 09" E along said centerline a distance of 877.70 feet to a found nail on the north line of said Section 24, passing a found "ODOT" monument box a distance of 69.64 feet;

thence N 89° 01' 18" E along the north line of said Section 24 a distance of 454.06 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 50.00 feet.

Containing in all 116.477 acres of land, more or less, of which 0.663 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, 2004.

Prior Deed Reference – OR Volume 23, Page 129.  
Volume 179, Page 497.

03220-S #2

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**LEGAL DESCRIPTION OF A 0.517 ACRE PARCEL  
FOR JEANNETTE R. COURTAD (N.K.A. JEANETTE R. MYERS)**

Being a parcel of land situated in part of the Northeast Quarter of Section 24, T-3-S.  
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said  
Section 24;

thence on an assumed bearing of S 89° 01' 18" W along the north line of said Section 24  
a distance of 1907.56 feet to a found MAG nail on the centerline of State Route 67,  
passing a set iron rod a distance of 1453.50 feet and passing 2 found iron rods a distance  
of 1086.52 feet and 1857.56 feet respectively;

thence S 51° 46' 09" W along the original centerline of State Route 67 a distance of  
877.70 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing an  
ODOT monument box a distance of 808.06 feet;

thence S 00° 23' 35" E a distance of 233.27 feet to a set iron rod, passing a set iron rod a  
distance of 57.04 feet;

thence N 89° 42' 55" W a distance of 32.00 feet to a set iron rod;

thence S 00° 23' 35" E a distance of 28.00 feet to a set iron rod;

thence N 89° 42' 55" W a distance of 75.00 feet to a set iron rod on the north south half  
section line of said Section 24;

thence N 00° 23' 35" W along said half section line a distance of 175.00 feet to a set  
MAG nail on the original centerline of State Route 67, passing a set iron rod a distance of  
130.40 feet;

thence N 46° 26' 57" E along said original centerline a distance of 16.21 feet to a found  
iron rod in a ODOT monument box;

thence N 51° 46' 09" E along said original centerline a distance of 120.50 feet to the  
**POINT OF BEGINNING**.

Containing in all 0.517 acres of land, more or less, of which 0.116 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.

REFERENCE SURVEY VOL. D  
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(#3) ( 0.517A)

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, 2004.

Prior Deed Reference – Volume 211, Page 990.

03220-S #3