

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

**LEGAL DESCRIPTION OF A 7.058 ACRE PARCEL
FOR HARRY & DORTHY FOX**

Being a parcel of land situated in part of the Southwest Quarter of Section 13, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the northwest corner of the northeast quarter of the southwest quarter of said Section 13 referenced by a set iron rod situated S 89° 46' 46" E a distance of 20.00 feet;

thence on an assumed bearing of S 00° 14' 44" W along the centerline of Township Highway 106 a distance of 469.71 feet a set MAG nail and being the **POINT OF BEGINNING**;

thence S 89° 46' 46" E a distance of 553.98 feet to a point on the west line of a parcel of land currently owned by F. T. Kin, et ux, passing a set iron rod a distance of 20.00 feet;

thence S 00° 50' 36" W along the west line of said Kin parcel a distance of 271.83 feet to a found iron rod marking the northeast corner of a 6.241 acre parcel of land currently owned by H. Fox, Jr., et ux, passing a set iron rod a distance of 1.00 foot;

thence N 85° 56' 56" W along the north line of said Fox parcel a distance of 275.00 feet to a found iron rod marking the northwest corner of said Fox parcel;

thence S 00° 14' 44" W along the west line of said Fox parcel a distance of 595.86 feet to a found MAG nail on the centerline of Township Highway 18 marking the southwest corner of said Fox parcel, passing a found iron rod a distance of 579.36 feet;

thence N 89° 42' 15" W along said centerline a distance of 276.75 feet to a point marking the intersection of the centerline of Township Highway 106, referenced by a set iron rod situated N 50° 45' 11" E a distance of 25.92 feet;

thence N 00° 14' 44" E along the centerline of Township Highway 106 a distance of 848.94 feet to the **POINT OF BEGINNING**.

Containing in all 7.058 acres of land, more or less, of which 0.487 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.

(Parcel 2)
REFERENCE SURVEY VOL. D
PAGE 231 IN THE TAX MAP OFFICE

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 July, 2004.

Prior Deed Reference – OR Volume 100, Page 1057.

04207-S

Parcel #2

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

**LEGAL DESCRIPTION OF A 6.000 ACRE PARCEL
FOR HARRY & DORTHY FOX**

Being a parcel of land situated in part of the Southwest Quarter of Section 13, T-1-S,
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the northwest corner of the northeast quarter of the
southwest quarter of said Section 13 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 46' 46" E along the east-west half section line of
said Section 13 a distance of 558.88 feet to a found iron rod marking the northwest corner
of a parcel of land currently owned by F. T. Kin, et ux, passing a set iron rod a distance of
20.00 feet;

thence S 00° 50' 36" W along the west line of said Kin parcel a distance of 469.74 feet to
a point referenced by a set iron rod situated S 00° 50' 36" W a distance of 1.00 foot;

thence N 89° 46' 46" W a distance of 553.98 feet to a set MAG nail on the centerline of
Township Highway 106, passing a set iron rod a distance of 533.98 feet;

thence N 00° 14' 44" E along said centerline a distance of 469.71 feet to the **POINT OF
BEGINNING**.

Containing in all 6.000 acres of land, more or less, of which 0.216 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 July, 2004.

Prior Deed Reference — OR Volume 100, Page 1057.

03207-S

Parcel #1

(Parcel 11)
REFERENCE SURVEY VOL. D
PAGE 231 IN THE TAX MAP OFFICE