

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
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**LEGAL DESCRIPTION OF A 17.285 ACRE PARCEL  
FOR FRED McLAUGHLIN**

Being a parcel of land situated in part of the Northwest and Southwest Quarters 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 intersection of the centerline of Township Highway 22 and the west line of said Section 12;

thence on an assumed bearing of S 59° 00' 39" E along the centerline of Township Highway 22 a distance of 789.62 feet to a found railroad spike, referenced by a found iron rod situated N 36° 34' 54" E a distance of 30.06 feet;

thence S 57° 11' 06" E continuing along said centerline a distance of 215.00 feet to a found MAG nail marking the southeast corner of a parcel of land currently owned by C. Franz and J. Walter and being the **POINT OF BEGINNING**;

thence N 36° 34' 54" E along an easterly line of said Franz/Walter parcel a distance of 1163.72 feet to a found iron rod marking a corner of said Franz/Walter parcel, passing a set iron rod a distance of 30.07 feet;

thence N 45° 13' 28" W along a line of said Franz/Walter parcel a distance of 36.34 feet to a found iron rod marking the southeast corner of a parcel of land currently owned by The Charlene Franz Trust;

thence N 36° 34' 54" E along the east line of said Franz Trust parcel a distance of 200.00 feet to a found MAG nail on the centerline of State Route 568 marking the northeast corner of said Franz Trust parcel, passing a set iron rod a distance of 169.67 feet;

thence S 45° 12' 27" E along said centerline a distance of 229.56 feet to a found MAG nail marking the northwest corner of a parcel of land currently owned by P. Conley, et ux;

thence S 45° 04' 04" W along the west line of said Conley parcel a distance of 250.00 feet to a found iron rod marking the southwest corner of said Conley parcel, passing a found iron rod a distance of 30.00 feet;

thence S 45° 13' 56" E along the south line of said Conley parcel and the south line of parcels of land currently owned by K. Newcomer and R. Puchta, et ux, a distance of 493.26 feet to a set iron rod marking the southeast corner of said Puchta parcel;

thence N 45° 04' 04" E along the east line of said Puchta parcel a distance of 204.60 feet to a set iron rod on the west line of a parcel of land currently owned by D. Feasel, et ux;

thence S 33° 58' 33" W along the west line of said Feasel parcel a distance of 924.39 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by J. K. Coldiron;

thence N 57° 11' 06" W along the north of said Coldiron parcel a distance of 130.00 feet to a found iron rod marking the northwest corner of said Coldiron a parcel;

thence S 33° 58' 33" W along the west line of said Coldiron parcel a distance of 250.00 feet to a found MAG nail on the centerline of Township Highway 22, passing a set iron rod a distance of 219.99 feet;

thence N 57° 11' 06" W along said centerline a distance of 597.74 feet to the **POINT OF BEGINNING**, passing 2 found MAG nails a distance of 275.97 feet and 557.65 feet.

Containing in all 17.285 acres of land, more or less, of which 0.412 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 December, 2004.

Prior Deed Reference – Volume 117, Page 97.

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