

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

**LEGAL DESCRIPTION OF A 30.039 ACRE PARCEL
FOR FRIEDA SWARTZ**

Being a parcel of land situated in part of the Northwest and Southwest Quarters of Section 20, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at an iron rod marking the West Quarter Post of said Section 20 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 56' 51" E along the centerline of County Highway 96 a distance of 238.76 feet to a set MAG nail marking the southwest corner of a 29.521 acre parcel of land currently owned by R. & F. Swartz, passing a found railroad spike a distance of 202.83 feet;

thence S 89° 20' 49" E along the south line of said 29.521 acre parcel a distance of 1604.03 feet to a point on the former Wyandot Indian Reservation Line, passing 2 set iron rods a distance of 30.00 feet and 1580.98 feet respectively;

thence S 00° 13' 10" W along said former Reservation Line a distance of 541.95 feet to a point marking the northeast corner of a parcel of land currently owned by D. Bomer;

thence N 89° 25' 32" W along the north line of said Bomer parcel a distance of 746.74 feet to a set iron rod marking the northwest corner of said parcel, passing a set iron rod a distance of 16.00 feet;

thence S 00° 13' 10" W along the west line of said Bomer parcel a distance of 502.35 feet to a found iron rod marking the northeast corner of a parcel of land currently owned by S. Miller, et al;

thence N 89° 25' 32" W along the north line of said Miller parcel a distance of 870.22 feet to found nail on the centerline of County Highway 96 marking the northwest corner of said Miller parcel, passing a found iron rod a distance of 840.22 feet;

thence N 00° 55' 23" E along said centerline a distance of 807.75 feet to the **POINT OF BEGINNING**.

Containing in all 30.039 acres of land, more or less, of which 0.721 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 March, 2006.

Prior Deed Reference – Volume 207, Page 969.

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Tract 2

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

**LEGAL DESCRIPTION OF A 29.521 ACRE PARCEL
FOR FRIEDA SWARTZ**

Being a parcel of land situated in part of the Northwest Quarter of Section 20, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows.

Commencing at an iron rod marking the West Quarter Post of said Section 20;

thence on an assumed bearing of N 00° 56' 51" E along the centerline of County Highway 96, passing a found railroad spike a distance of 202.83 feet, a total distance of 238.76 feet to a set MAG nail marking the northwest corner of a 30.039 acre parcel of land currently owned by R. & F. Swartz and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 89° 20' 49" E a distance of 30.00 feet;

thence continuing N 00° 56' 51" E along said centerline a distance of 805.17 feet to a found railroad spike marking the southwest corner of a parcel of land currently owned by J. Nordyke, et ux;

thence S 89° 16' 54" E along the south line of said Nordyke parcel, passing a found iron rod a distance of 30.00 feet, a total distance of 1593.81 feet to a point on the former Wyandot Indian Reservation Line, referenced by a found iron rod situated N 88° 02' 30" W a distance of 8.56 feet;

thence S 00° 13' 10" W along said former Reservation Line a distance of 803.37 feet to a point marking the northeast corner of the aforementioned 30.039 acre parcel;

thence N 89° 20' 49" W along the north line of said 30.039 acre parcel a distance of 1604.03 feet to the **POINT OF BEGINNING**, passing 2 set iron rods a distance of 23.05 feet and 1574.03 feet respectively.

Containing in all 29.521 acres of land, more or less, of which 0.555 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 March, 2006.

Prior Deed Reference – Volume 207, Page 845.

06001-S
Tract 1

REFERENCE SURVEY VOL. D
291

TRACT 1 29.521 AC.