

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

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**LEGAL DESCRIPTION OF A 39.086 ACRE PARCEL  
FOR RICHARD MESSENGER**

Being a parcel of land situated in part of the Northwest Quarter of Section 22, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the West Quarter Post of said Section 22 and being the **POINT OF BEGINNING**,

thence on an assumed bearing of N 00° 24' 14" E along the centerline of County Highway 82 a distance of 416.14 feet to a set MAG nail;

thence S 89° 35' 47" E a distance of 350.00 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 00° 24' 14" E a distance of 251.56 feet to a set iron rod;

thence S 89° 32' 50" E a distance of 2331.78 feet to a set iron rod on the north-south half section line of said Section 22;

thence S 00° 35' 47" W along the north-south half section line a distance of 668.01 feet to a set iron rod marking the center of said Section 22;

thence N 89° 32' 50" W along the east-west half section line a distance of 2679.53 feet to the **POINT OF BEGINNING**.

Containing in all 39.086 acres of land, more or less, of which 0.287 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 June, 2006.

Prior Deed Reference – OR Volume 110, Pages 61 and 62.

06042-S

**Tract 3**

(TRACT 3)  
REFERENCE SURVEY VOL. 0  
PAGE 301 IN THE TAX MAP OFFICE

**KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 3.021 ACRE PARCEL  
FOR RICHARD MESSENGER**

Being a parcel of land situated in part of the Northwest Quarter of Section 22, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the West Quarter Post of said Section 22;

thence on an assumed bearing of N 00° 24' 14" E along the centerline of County Highway 82 a distance of 416.14 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 89° 35' 47" E a distance of 30.00 feet;

thence continuing N 00° 24' 14" E along said centerline a distance of 51.85 feet to a found railroad spike marking the southwest corner of a 0.996 acre parcel of land as described in Official Record Volume 60, Page 408;

thence S 89° 34' 24" E along the south line of said parcel a distance of 216.82 feet to a found iron rod marking the southeast corner of said parcel, passing a found iron rod a distance of 20.00 feet;

thence N 00° 27' 16" E along the east line of said parcel a distance of 200.00 feet to a found iron rod marking the northeast corner of said parcel;

thence N 89° 33' 38" W along the north line of said parcel a distance of 217.00 feet to a found railroad spike on the centerline of County Highway 82 marking the northwest corner of said parcel, passing a found iron rod a distance of 197.00 feet;

thence continuing N 00° 24' 14" E along said centerline a distance of 248.10 feet to a set MAG nail;

thence S 89° 35' 47" E a distance of 350.00 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence S 00° 24' 14" W a distance of 500.00 feet to a set iron rod, passing a set iron rod a distance of 248.44 feet;

thence N 89° 35' 47" W a distance of 350.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 320.00 feet.

Containing in all 3.021 acres of land, more or less, of which 0.207 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.

(TRACT 1)

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

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**Tract 1**

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**LEGAL DESCRIPTION OF A 39.086 ACRE PARCEL  
FOR RICHARD MESSENGER**

Being a parcel of land situated in part of the Northwest Quarter of Section 22, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the West Quarter Post of said Section 22;

thence on an assumed bearing of N 00° 24' 14" E along the centerline of County Highway 82, passing a set MAG nail a distance of 416.14 feet, a total distance of 916.14 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 89° 35' 47" E a distance of 30.00 feet;

thence continuing N 00° 24' 14" E along said centerline a distance of 416.13 feet to a set MAG nail marking the southwest corner of a parcel of land currently owned by the Carol Y. Walter Trust and the Robert L. Walter Trust;

thence S 89° 39' 50" E along the south line of said Walter Trust parcel and the south line of a parcel of land currently owned by L. D. and B. Parsell a distance of 2684.02 feet to a set iron rod on the north-south half section line of said Section 22 marking the southeast corner of said Parsell parcel, passing a set iron rod a distance of 30.00 feet;

thence S 00° 35' 47" W along said half section line a distance of 669.73 feet to a set iron rod;

thence N 89° 32' 50" W a distance of 2331.78 feet to a set iron rod;

thence N 00° 24' 14" E a distance of 248.44 feet to a set iron rod;

thence N 89° 35' 47" W a distance of 350.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 320.00 feet.

Containing in all 39.086 acres of land, more or less, of which 0.287 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 June, 2006.

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**Tract 2**