

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

**LEGAL DESCRIPTION OF A 16.610 ACRE PARCEL
FOR JOE BELL, ET AL**

Being a parcel of land situated in part of the Southwest Quarter of Section 15, T-2-S, R-12-E, in the Village of Wharton, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southwest Corner of said Section 15;

thence on an assumed bearing of N 01° 05' 19" E along the west line of said Section 15 a distance of 1320.96 feet to a set iron rod marking the southwest corner of a 40.40 acre parcel of land currently owned by J. Bell, et al, passing a set MAG nail a distance of 804.46 feet and a set iron rod a distance of 826.50 feet;

thence S 89° 52' 04" E along the south line of said 40.40 acre parcel a distance of 40.01 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence continuing S 89° 52' 04" E along the south line of said 40.40 acre parcel a distance of 1094.91 feet to a set iron rod marking the northwest corner of a parcel of land currently owned by R. & R Horn;

thence S 00° 57' 45" W along the west line of said Horn parcel a distance of 763.96 feet to a set iron rod on a northeasterly line of a parcel of land currently owned by M. Foltz, et ux;

thence N 65° 34' 03" W along the northerly line of said Foltz parcel a distance of 492.84 feet to a set iron rod marking the northwesterly corner of said Foltz parcel;

thence S 24° 25' 57" W along the westerly line of said Foltz parcel a distance of 239.66 feet to a point on the centerline of Township Highway 46, passing a set iron rod a distance of 219.66 feet;

thence N 65° 39' 32" W along said centerline a distance of 597.50 feet to a set MAG nail;

thence N 01° 05' 19" E a distance of 534.54 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 21.77 feet.

Containing in all 16.610 acres of land, more or less, of which 0.276 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 2) (16.610A)

Bearings are assumed and are for angular measurement only.

(LANDS 15-2-12)

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

REFERENCE SURVEY VOL. D
PAGE 321 IN THE TAX MAP OFFICE

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in October, 2006.

Prior Deed Reference – Volume 159, Page 118.

06161-S

Tract 2

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

**LEGAL DESCRIPTION OF A 0.483 ACRE PARCEL
FOR JOE BELL, ET AL**

Being a parcel of land situated in part of the Southwest Quarter of Section 15, T-2-S, R-12-E, in the Village of Wharton, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southwest Corner of said Section 15;

thence on an assumed bearing of N 01° 05' 19" E along the west line of said Section 15 a distance of 804.46 feet to a set MAG nail on the centerline of Township Highway 46 and being the **POINT OF BEGINNING**;

thence continuing N 01° 05' 19" E along the west line of said Section 15 a distance of 516.50 feet to a set iron rod marking the southwest corner of a 40.40 acre parcel of land currently owned by J. Bell, et al, passing a set iron rod a distance of 22.04 feet;

thence S 89° 52' 04" E along the south line of said 40.40 acre parcel a distance of 40.01 feet to a set iron rod;

thence S 01° 05' 19" W a distance of 534.54 feet to a set MAG nail on the centerline of Township Highway 46, passing a set iron rod a distance of 512.77 feet;

thence N 65° 39' 32" W along said centerline a distance of 37.46 feet to a found stone in a monument box;

thence N 64° 04' 20" W along said centerline a distance of 6.15 feet to the **POINT OF BEGINNING**.

Containing in all 0.483 acre of land, more or less, of which 0.020 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 October, 2006.

Prior Deed Reference – Volume 159, Page 118.

06161-S
Tract 1

REFERENCE SURVEY VOL D
PAGE 321 IN THE TAX MAP SEC 12

(LANDS 15-2-12) (TRACT 1 - 0.483 A)