

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

**LEGAL DESCRIPTION OF A 32.262 ACRE PARCEL
FOR JOEL TSCHANTZ**

Being a parcel of land situated in part of the Northwest Quarter of Section 34, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the Northwest Corner of said Section 34, referenced by a found iron rod situated of S 56° 57' 57" E a distance of 35.66 feet;

thence on an assumed bearing of N 88° 55' 24" E along the centerline of Township Highway 52 a distance of 902.45 feet to a found MAG nail marking a northwesterly corner of a parcel of land currently owned by T. Young, et ux and the northeast corner of a parcel of land currently owned by J. Turpin;

thence S 00° 06' 35" W along a westerly line of said Young parcel and the east line of said Turpin parcel a distance of 1473.38 feet to a found iron rod marking a corner of said Young parcel and being the **POINT OF BEGINNING**, passing a found iron a distance of 20.00 feet;

thence N 83° 42' 13" E along a line of said Young parcel a distance of 181.65 feet to a found iron rod marking a corner of said parcel;

thence S 02° 37' 18" W along a line of said Young parcel a distance of 389.36 feet to a found iron rod marking a corner of said parcel;

thence N 66° 24' 58" E along a line of said Young parcel a distance of 509.64 feet to a found iron rod marking a corner of said parcel;

thence N 02° 37' 18" E along a line of said Young parcel a distance of 260.00 feet to a found iron rod marking a corner of said parcel;

thence S 86° 27' 36" E a distance of 223.42 feet to a set iron rod;

thence S 89° 40' 17" E a distance of 401.27 feet to a set iron rod on the west line of a parcel of land currently owned by W. Markley, et ux;

thence S 00° 03' 46" W along the west line of said Markley parcel a distance of 1240.15 feet to a set iron rod on the east-west half section line of said Section 34;

thence N 89° 49' 45" W along said half section line a distance of 356.66 feet to a set iron rod;

(TRACT 2)

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thence S 89° 35' 59" W along said half section line a distance of 910.80 feet to a set iron rod marking the southeast corner of the aforementioned Turpin parcel;

thence N 00° 06' 35" E along the east line of said Turpin parcel a distance of 1173.26 feet to the **POINT OF BEGINNING**.

Containing in all 32.262 acres of land, more or less, 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 April, 2007

Prior Deed Reference – OR Volume 122, Page 135; OR Volume 175, Page 957;
OR Volume 178, Page 908.

07038-S

Tract 2

KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43381
(419) 294-5388

LEGAL DESCRIPTION OF A 39.710 ACRE PARCEL
FOR JOEL TSCHANZ

Being a parcel of land situated in part of the Northwest Quarter of Section 34, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the Northwest Corner of said Section 34, referenced by a found iron rod situated S 56° 57' 57" E a distance of 35.66 feet;

thence on an assumed bearing of N 88° 55' 24" E along the centerline of Township Highway 52, passing a found MAG nail a distance of 902.45 feet, a total distance of 942.46 feet to a found MAG nail marking a northeasterly corner of a parcel of land currently owned by T. Young, et ux, and being the **POINT OF BEGINNING**, referenced by a found iron rod situated S 00° 06' 35" W, a distance of 20.00 feet;

thence continuing N 88° 55' 24" E along said centerline a distance of 862.44 feet to a set MAG nail, referenced by a set iron rod situated S 00° 04' 26" E a distance of 20.00 feet;

thence S 89° 44' 10" E along said centerline a distance of 363.00 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by W. Markley, et ux;

thence S 00° 03' 46" W along the west line of said Markley parcel a distance of 1416.47 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 89° 40' 17" W a distance of 401.27 feet to a set iron rod;

thence N 86° 27' 36" W a distance of 223.42 feet to a found iron rod marking a northeasterly corner of the aforementioned Young parcel;

thence S 86° 32' 17" W along a northerly line of said Young parcel a distance of 589.04 feet to a found iron rod;

thence N 49° 55' 28" W along a northerly line of said Young parcel a distance of 18.56 feet to a set iron rod marking a corner of said Young parcel;

thence N 00° 06' 35" E along an easterly line of said Young parcel a distance of 1409.46 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 1389.46 feet.

Containing in all 39.710 acres of land, more or less, of which 0.563 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)

REFERENCE SURVEY VOL. D
PAGE 34 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 April, 2007

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Tract 1