

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

LEGAL DESCRIPTION OF A 72.705 ACRE PARCEL
FOR PHIL TRAXLER AND ANN REED

Being a parcel of land situated in part of the Southwest Quarter of Section 17, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southwest Corner of said Section 17 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 18' 32" W along the west line of said Section 17 a distance of 1979.95 feet to a set iron rod marking the southwest corner of a parcel of land currently owned by J. B. Kear and M. Kear;

thence N 89° 59' 59" E along the south line of said Kear parcel a distance of 2635.08 feet to a set MAG nail on the centerline of Township Highway 78, passing a set iron rod for reference a distance of 2615.08 feet;

thence S 00° 06' 19" E along said centerline a distance of 1357.17 feet to a set MAG nail;

thence S 89° 53' 00" W a distance of 867.00 feet to a set iron rod, passing a set iron rod for reference a distance of 20.00 feet;

thence N 03° 06' 19" W a distance of 564.64 feet to a set iron rod;

thence S 89° 59' 59" W a distance of 1156.08 feet to a set iron rod, passing a set iron rod a distance of 573.23 feet;

thence S 00° 03' 00" W a distance of 667.00 feet to a set iron rod;

thence S 89° 53' 00" W a distance of 20.00 feet to a set iron rod;

thence S 00° 53' 57" W a distance of 617.51 feet to a set MAG nail on the centerline of County Highway 47, passing a set iron rod for reference a distance of 597.51 feet;

thence S 89° 53' 00" W along said centerline a distance of 572.32 feet to the **POINT OF BEGINNING**.

Containing in all 72.705 acres of land, more or less, of which 0.886 acre, more or less, is currently contained within highway right-of-ways. The above described property being subject to all taxes in right-of-ways and easements of record.

Block 1, Lot 1, Township 2, Range 12, Wyandot County, Ohio.

REFERENCE SURVEY VOL. 1 D
 PAGE 1 IN THE TAX MAP OFFICE

306

TRACT 4

72.705 Ac.

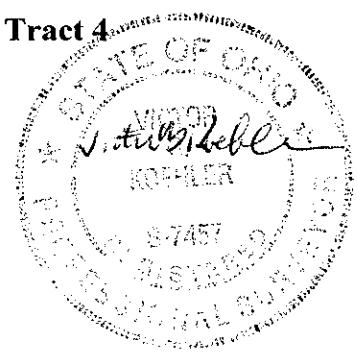
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in April, 2008.

Prior Deed Reference – OR Volume 191, Page 647.

08032-S

Tract 4



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

**LEGAL DESCRIPTION OF A 7.339 ACRE PARCEL
FOR PHIL TRAXLER AND ANN REED**

Being a parcel of land situated in part of the Southwest Quarter of Section 17, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said Section 17;

thence on an assumed bearing of N 00° 06' 19" W along the centerline of Township Highway 78 a distance of 280.50 feet to a set MAG nail marking the northeast corner of a parcel of land currently owned by L. L. Watson and being the **POINT OF BEGINNING**;

thence S 89° 53' 00" W along the north line of said L. L. Watson parcel and the north line of a parcel of land currently owned by R. G. Watson, et al, L.E. a distance of 941.47 feet to a set iron rod marking a corner of said R. G. Watson parcel, passing a set iron rod for reference a distance of 20.00 feet and a found iron rod a distance of 155.29 feet;

thence N 00° 06' 19" W along a line of said R. G. Watson parcel a distance of 2.50 feet to a set iron rod marking a corner of said parcel;

thence N 88° 16' 37" W along the north line of said R. G. Watson parcel and a northerly line of a parcel of land currently owned by C. J. Keller a distance of 139.99 feet to a point marking a corner of said Keller parcel, referenced by a found iron rod situated S 39° 54' 35" W a distance of 0.31 feet;

thence N 00° 53' 57" E along an easterly line of said Keller parcel a distance of 289.95 feet to a set iron rod marking a northeasterly corner of said parcel;

thence N 89° 53' 00" E a distance of 1076.31 feet to a set MAG nail on the centerline of Township Highway 78, passing a set iron rod for reference a distance of 1056.31 feet;

thence S 00° 06' 19" E along said centerline a distance of 296.91 feet to the **POINT OF BEGINNING**.

Containing in all 7.339 acres of land, more or less, of which 0.136 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.

REFERENCE SURVEY VOL. D
PAGE 366 IN THE TAX MAP OFFICE

TRACT 1 7.339 AC.

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, 2008.

Prior Deed Reference – OR Volume 191, Page 647.

08032-S

Tract 1



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

**LEGAL DESCRIPTION OF A 10.092 ACRE PARCEL
FOR PHIL TRAXLER AND ANN REED**

Being a parcel of land situated in part of the Southwest Quarter of Section 17, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said Section 17;

thence on an assumed bearing of N 00° 06' 19" W along the centerline of Township Highway 78 a distance of 577.41 feet to a set MAG nail on the extended northerly line of a parcel of land currently owned by C. J. Keller and being the **POINT OF BEGINNING**, passing a set MAG nail a distance of 280.50 feet;

thence S 89° 53' 00" W along said line a distance of 1442.15 feet to a set iron rod, passing 2 set iron rods for reference a distance of 20.00 feet and 1076.31 feet respectively;

thence N 00° 03' 00" E a distance of 705.81 feet to a set iron rod;

thence N 89° 59' 59" E a distance of 573.23 feet to a set iron rod;

thence S 00° 06' 19" E a distance of 664.64 feet to a set iron rod;

thence N 89° 53' 00" E a distance of 867.00 feet to a set MAG nail on the centerline of Township Highway 78, passing a set iron rod a distance of 847.00 feet;

thence S 00° 06' 19" E along said centerline a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 10.092 acres of land, more or less, of which 0.018 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 April, 2008.

Prior Deed Reference: OR Volume 191, Page 647.
08032-S Tract 2

REFERENCE SURVEY VOL. *D*
PAGE *366* IN THE TAX MAP OFFICE

TRACT 2 10.092 AC.

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

**LEGAL DESCRIPTION OF A 10.001 ACRE PARCEL
FOR PHIL TRAXLER AND ANN REED**

Being a parcel of land situated in part of the Southwest Quarter of Section 17, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southwest Corner of said Section 17;

thence on an assumed bearing of N 89° 53' 00" E along the centerline of County Highway 47 a distance of 572.32 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence N 00° 53' 57" E a distance of 617.51 feet to a set iron rod, passing a set iron rod for reference a distance of 20.00 feet;

thence N 89° 53' 00" E a distance of 20.00 feet to a set iron rod;

thence N 00° 03' 00" E a distance of 667.00 feet to a set iron rod;

thence N 89° 59' 59" E a distance of 582.85 feet to a set iron rod;

thence S 00° 03' 00" W a distance of 705.81 feet to a set iron rod on the north line of a parcel of land currently owned by C. J. Keller;

thence S 89° 53' 00" W along the north line of said Keller parcel and the north line of a parcel of land currently owned by J. W. Goodrich, et ux, a distance of 563.44 feet to a set iron rod marking the northwest corner of said Goodrich parcel;

thence S 00° 53' 57" W a distance of 577.50 feet to a found railroad spike on the centerline of County Highway 47 marking the southwest corner of said Goodrich parcel, passing a found iron pipe for reference a distance of 557.23 feet;

thence S 89° 53' 00" W along said centerline a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 10.001 acres of land, more or less, of which 0.018 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.

REFERENCE SURVEY VOL. *1*
PAGE *306* IN THE TAX MAP OFFICE

TRACT 3 10.001 AC.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in April, 2008.

Prior Deed Reference – OR Volume 191, Page 647.

08032-S

Tract 3

