

**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 00° 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 legal right ways and easements of record

(Boundaries shown on plat and are for general information only)

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

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.

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Tract 4



KOEHLER SURVEYING, INC.
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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. 3
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.

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Tract 1



KOEHLER SURVEYING, INC.
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**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.

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

TRACT 2 10.092 Ac.

KOEHLER SURVEYING, INC.
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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. 27
PAGE 366 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.

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Tract 3

