

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

**LEGAL DESCRIPTION OF A 60.790 ACRE PARCEL
FOR R. W. STEWART, SR. AND C. L. STEWART**

Being a parcel of land situated in part of the Northeast Quarter of Section 23, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said Section 23 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 11' 29" W along the east line of said Section 23 a distance of 2334.90 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by J. and S. Messmer;

thence S 89° 25' 57" W along the north line of said Messmer parcel a distance of 1177.87 feet to a set iron rod marking the southeast corner of a parcel of land currently owned by R. Hemmerly, et al;

thence N 00° 07' 37" W along the east line of said Messmer parcel and the east line of a parcel of land currently owned by L. D. and B. Parsell extended a distance of 2331.03 feet to a set MAG nail on the centerline of Township Highway 63, passing two set iron rods a distance of 926.16 feet and 2306.03 feet;

thence N 89° 15' 11" E along said centerline a distance of 1.90 feet to a point marking the northwest corner of a parcel of land currently owned by J. Luikart, et ux;

thence S 00° 13' 45" E along the west line of said Luikart parcel a distance of 225.22 feet to a set iron rod marking the southwest corner of said Luikart parcel, passing a found railroad spike a distance of 0.22 feet and a set iron rod for reference a distance of 25.00 feet;

thence N 89° 08' 19" E along the south line of said Luikart parcel a distance of 430.30 feet to a set iron rod marking a corner of said Luikart parcel;

thence S 00° 04' 10" W along a line of said Luikart parcel a distance of 28.30 feet to a set iron rod marking a corner of said Luikart parcel;

thence N 89° 03' 35" E along a line of said Luikart parcel a distance of 70.30 feet to a set iron rod marking the southeast corner of said Luikart parcel;

thence N 00° 34' 15" E along the east line of said Luikart parcel a distance of 252.48 feet to a point on the centerline of Township Highway 63 marking the northeast corner of said Luikart parcel, passing a set iron rod a distance of 227.48 feet and a found railroad spike a distance of 252.10 feet;

REFERENCE SURVEY VOL. D
PAGE 907 IN THE TAX MAP OFFICE

(TRACT 2)

thence N 89° 15' 11" E along said centerline a distance of 685.01 feet to the **POINT OF BEGINNING**.

Containing in all 60.790 acres of land, more or less, of which 0.394 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 December, 2009.

Prior Deed Reference – Volume 200, Page 832.

09162-S

Tract 2



KOEHLER SURVEYING, INC.
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LEGAL DESCRIPTION OF A 48.570 ACRE PARCEL
FOR R. W. STEWART, SR. AND C. L. STEWART

Being a parcel of land situated in part of the Northeast Quarter of Section 23, T-3-S,
R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said
Section 23 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 15' 11" E along the centerline of Township
Highway 63 a distance of 1508.61 feet to a set MAG nail;

thence S 00° 07' 37" E a distance of 1404.87 feet to a set iron rod marking the northeast
corner of a parcel of land currently owned by L. D. and B. Parsell, passing a set iron rod
for reference a distance of 25.00 feet;

thence S 89° 25' 57" W along the north line of said Parsell parcel and the north line of a
parcel of land currently owned by M. and B. Hannah a distance of 1508.57 feet to a set
MAG nail on the centerline of County Highway 87, passing a set iron rod for reference a
distance of 1491.07 feet;

thence N 00° 07' 37" W along said centerline a distance of 1400.14 feet to the **POINT
OF BEGINNING**.

Containing in all 48.570 acres of land, more or less, of which 1.419 acres, 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 December, 2009.

Prior Deed Reference - Volume 200, Page 832.
09162-S

Tract 1



REFERENCE SURVEY VOL. P
PAGE 407 IN THE TAX MAP OFFICE

(TRACT 1)