

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

**LEGAL DESCRIPTION OF A 47.170 ACRE PARCEL
FOR STEVE CHENEY AND BETTY JOHNS**

Being a parcel of land situated in part of the Northwest Quarter of Section 22, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northwest Corner of said Section 22;

thence on an assumed bearing of N 89° 14' 37" E along the centerline of Township Highway 62 a distance of 318.25 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 00° 45' 23" E a distance of 20.00 feet;

thence continuing N 89° 14' 37" E along the centerline of Township Highway 62 a distance of 200.00 feet to a set MAG nail on the limited access right-of-way line of United States Route 23, referenced by the next mentioned set iron rod;

thence S 00° 45' 23" E along said limited access right-of-way line a distance of 40.00 feet to a set iron rod;

thence S 86° 19' 23" E along said limited access right-of-way line a distance of 599.98 feet to a set iron rod;

thence S 24° 33' 49" E along said limited access right-of-way line a distance of 281.46 feet to a set iron rod;

thence S 20° 02' 59" E along said limited access right-of-way line a distance of 617.23 feet to a set iron rod;

thence S 19° 38' 36" E along said limited access right-of-way line a distance of 1810.90 feet to a set iron rod on the east-west half section line;

thence S 89° 15' 29" W along said half section line a distance of 1205.37 feet to a set iron rod;

thence N 00° 31' 32" W a distance of 2375.23 feet to a set iron rod;

thence N 86° 19' 23" W a distance of 507.65 feet to a set iron rod;

thence N 00° 45' 23" W a distance of 225.09 feet to the **POINT OF BEGINNING**.

Containing in all 47.170 acres of land, more or less, of which 0.115 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 February, 2011.

Prior Deed Reference – OR Volume 5, Page 598.

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Tract 2



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Being a parcel of land situated in part of the Northwest Quarter of Section 22, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northwest Corner of said Section 22 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 14' 37" E along the centerline of Township Highway 62 a distance of 318.25 feet to a set MAG nail;

thence S 00° 45' 23" E a distance of 225.09 feet to a set iron rod, passing a set iron rod for referenced a distance of 20.00 feet;

thence S 86° 19' 23" E a distance of 507.65 feet to a set iron rod;

thence S 00° 31' 32" E a distance of 2375.23 feet to a set iron rod on the east-west half section line;

thence S 89° 15' 29" W along said half section line a distance of 825.45 feet to a set iron rod on the west line of said Section 22;

thence N 00° 31' 32" W along said section line a distance of 2639.36 feet to the **POINT OF BEGINNING**.

Containing in all 47.170 acres of land, more or less, of which 0.146 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.

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10101-S

Tract 1

