

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

**LEGAL DESCRIPTION OF A 19.257 ACRE PARCEL
FOR FORREST AND RUTH BACON**

Being a parcel of land situated in part of the Southeast Quarter of Section 23, T-1-S,
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

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

thence on an assumed bearing of S 88° 45' 32" W along the centerline of Township
Highway 30 a distance of 229.40 feet to a set MAG nail on the centerline of County
Highway 35, referenced by a set iron rod situated N 48° 20' 38" E a distance of 30.85
feet;

thence N 28° 10' 57" W along the centerline of County Highway 35 a distance of
1140.49 feet to a set MAG nail referenced by a found iron pipe situated S 61° 21' 34" W
a distance of 30.00 feet;

thence N 28° 06' 52" W along said centerline a distance of 336.85 feet to a set MAG nail
referenced by a iron pipe situated S 61° 22' 30" W a distance of 30.00 feet;

thence N 28° 23' 45" W along said centerline a distance of 95.63 feet to a set MAG nail
marking the southwest corner of a parcel of land currently owned by W. W. Osborn;

thence N 88° 45' 32" E along the Osborn parcel a distance of 967.05 feet to a set iron rod
on the east line of said Section 23, passing a set iron rod a distance of 33.72 feet;

thence S 00° 13' 09" E along said section line a distance of 1402.50 feet to the **POINT
OF BEGINNING**, passing a set iron rod a distance of 165.00 feet.

Containing in all 19.257 acres of land, more or less, of which 1.176 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.

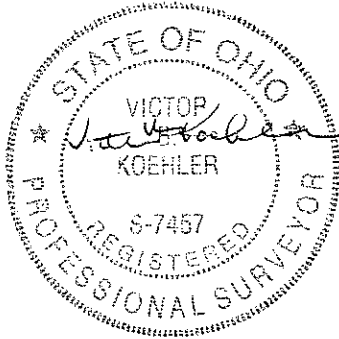
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in July, 2012.

Prior Deed Reference – Vol.193, Pg. 429; Vol. 158, Pg. 126

12079-S

Tract 2 (Section 23)



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

**LEGAL DESCRIPTION OF A 23.038 ACRE PARCEL
FOR FORREST AND RUTH BACON**

Being a parcel of land situated in part of the Southeast Quarter of Section 23, T-1-S,
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southeast Corner of said
Section 23;

thence on an assumed bearing of S 88° 45' 32" W along the centerline of Township
Highway 30 a distance of 229.40 feet to a set MAG nail on the centerline of County
Highway 35 and being the **POINT OF BEGINNING**, referenced by a set iron rod
situated N 48° 20' 38" E a distance of 30.85 feet;

thence continuing S 88° 45' 32" W along the centerline of Township Highway 30 a
distance of 1094.81 feet to a set MAG marking the southeast corner of a parcel of land
currently owned by C. & R. Aplin;

thence N 00° 11' 03" W along the east line of said Aplin parcel and the east line of a
parcel of land currently owned by S. K. Thornton a distance of 1656.38 feet to a found
iron rod on the south line of a parcel of land currently owned by J. E. Van Beveren,
passing a set iron rod for reference a distance of 20.00 feet;

thence N 89° 25' 11" E along said line a distance of 222.76 feet to a found nail on the
centerline of County Highway 35 marking the southeast corner of said Van Beveren
parcel, referenced by a found iron pipe situated S 89° 01' 09" W a distance of 33.70 feet;

thence S 28° 23' 45" E along said centerline a distance of 378.02 feet to a set MAG nail
marking the northeasterly corner of a parcel of land currently owned W. J. Runion,
passing a set MAG nail a distance of 282.39 feet;

thence S 61° 22' 30" W along said Runion parcel a distance of 258.17 feet to a found
iron pipe marking a corner of said parcel, passing a found iron pipe for reference a
distance of 30.00 feet;

thence S 28° 05' 16" E along said Runion parcel a distance of 336.92 feet to a found iron pipe marking a corner of said parcel;

thence N 61° 21' 34" E along said Runion parcel a distance of 258.33 feet to a set MAG nail on the centerline of County Highway 35 marking a corner of said parcel, passing a found iron pipe situated 228.33 feet;

thence S 28° 10' 57" E along said centerline a distance of 1140.49 feet to the **POINT OF BEGINNING.**

Containing in all 23.038 acres of land, more or less, of which 1.531 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 July, 2012.

Prior Deed Reference – Vol.193, Pg. 429; Vol. 158, Pg. 126

12079-S

Tract 1 (Section 23)

