

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

**LEGAL DESCRIPTION OF A 114.313 ACRE PARCEL
FOR M. FOX, TRUSTEE**

Being a parcel of land situated in part of the Northwest and Northeast Quarters of Section 28, T-3-S, R-13-E, Mifflin 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 28 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 01° 06' 08" E along the east line of Section 28 a distance of 1324.80 feet to a set iron rod, marking the northeast corner of a parcel of land currently owned by B. A. and A. D. Gottfried, Trustees;

thence S 88° 36' 09" W along said Gottfried, Trustees, parcel a distance of 1318.95 feet to a set iron rod marking the northwest corner of said parcel;

thence S 01° 04' 31" E along said Gottfried, Trustees, parcel a distance of 1323.58 feet to a set iron rod on the east west half section line;

thence S 88° 39' 21" W along said line a distance of 728.04 feet to a set iron rod;

thence N 00° 52' 08" E a distance of 397.08 feet to a set iron rod;

thence N 31° 08' 08" W a distance of 843.04 feet to a set iron rod;

thence N 73° 29' 35" W a distance of 283.03 feet to a set iron rod;

thence N 37° 43' 35" W a distance of 431.55 feet to a set iron rod;

thence N 06° 03' 42" W a distance of 98.95 feet to a set iron rod;

thence N 39° 37' 43" W a distance of 224.17 feet to a set iron rod;

thence N 16° 18' 57" W a distance of 136.41 feet to a set iron rod;

thence N 00° 44' 03" E a distance of 93.24 feet to a set iron rod;

(TRACT 3) (114.313A)

thence N 80° 05' 56" E a distance of 358.89 feet to a set iron rod;

thence N 19° 49' 33" E a distance of 264.25 feet to a set iron rod;

thence N 45° 31' 44" W a distance of 233.94 feet to a set iron rod;

thence N 01° 39' 06" W a distance of 113.66 feet to a set MAG nail on the centerline of County Highway 64, passing a set iron rod for reference a distance of 88.66 feet;

thence N 88° 20' 54" E along said centerline a distance of 243.27 feet to a found stone marking the North Quarter Post of Section 28;

thence N 88° 32' 57" E along said centerline a distance of 543.05 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by D. Kreais;

thence S 01° 27' 03" E along said Kreais parcel a distance of 400.00 feet to a set iron rod marking the southwest corner of said parcel, passing a set iron rod for reference a distance of 25.00 feet;

thence N 88° 32' 57" E along said Kreais parcel a distance of 321.65 feet to a found iron rod marking the southeast corner of said parcel;

thence N 01° 06' 15" E along said Kreais parcel a distance of 400.40 feet to a set MAG nail on the centerline of County Highway 64 marking the northeast corner of said parcel, passing a set iron rod for reference a distance of 375.40 feet;

thence N 88° 32' 57" E along said centerline a distance of 1754.11 feet to the **POINT OF BEGINNING.**

Containing in all 114.313 acres of land, more or less, of which 1.337 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 January, 2013.

Prior Deed Reference – Volume 196, Page 689.
12155-S Tract 3 (Section 28)

KOEHLER SURVEYING, INC.
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LEGAL DESCRIPTION OF A 30.581 ACRE PARCEL
FOR M. FOX, TRUSTEE

Being a parcel of land situated in part of the Northwest Quarter of Section 28, T-3-S, R-13-E, Mifflin 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 28;

thence on an assumed bearing of S 88° 20' 54" W along the centerline of County Highway 64 a distance of 970.19 feet to a point marking the northwest corner of a parcel of land currently owned by H. J. Riggs and being the **POINT OF BEGINNING**, passing a set MAG nail a distance of 243.27 feet;

thence S 01° 33' 43" E along said Riggs parcel a distance of 198.63 feet to a found iron rod marking the southwest corner of said parcel, passing a found iron rod for reference a distance of 23.61 feet;

thence N 88° 26' 17" E along said Riggs parcel a distance of 156.88 feet to a set iron rod;

thence S 01° 40' 05" E a distance of 217.54 feet to a set iron rod;

thence S 06° 17' 57" W a distance of 276.23 feet to a set iron rod;

thence S 00° 51' 01" E a distance of 262.84 feet to a set iron rod;

thence S 37° 09' 52" E a distance of 452.26 feet to a set iron rod;

thence S 23° 59' 25" W a distance of 87.74 feet to a set iron rod;

thence S 88° 03' 00" W a distance of 216.57 feet to a set iron rod;

thence S 00° 17' 50" E a distance of 1245.08 feet to a set iron rod on the east-west half section line;

(TRACT 1) (36.581A)

REFERENCE SURVEY VOL. D
PAGE 511 IN THE TAX MAP OFFICE

thence S 88° 15' 30" W along said line a distance of 479.71 feet to a set iron rod marking the southeast corner of a parcel of land currently owned by D. L. Stansbery, et ux;

thence N 00° 53' 45" W along said Stansbery parcel a distance of 2646.88 feet to a point on the centerline of County Highway 64 marking the northeast corner of said parcel, passing a set iron rod for reference a distance of 2621.88 feet;

thence N 88° 20' 54" E along said centerline a distance of 351.30 feet to the **POINT OF BEGINNING.**

Containing in all 30.581 acres of land, more or less, of which 0.202 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 January, 2013.

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12155-S

Tract 1 (Section 28)



KOEHLER SURVEYING, INC.
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LEGAL DESCRIPTION OF A 51.100 ACRE PARCEL
FOR M. FOX, TRUSTEE

Being a parcel of land situated in part of the Northwest and Northeast Quarters of Section 28, T-3-S, R-13-E, Mifflin 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 28;

thence on an assumed bearing of S 88° 20' 54" W along the centerline of County Highway 64 a distance of 243.27 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence S 01° 39' 06" E a distance of 113.66 feet to a set iron rod, passing a set iron rod for reference a distance of 25.00 feet;

thence S 45° 31' 44" E a distance of 233.94 feet to a set iron rod;

thence S 19° 49' 33" W a distance of 264.25 feet to a set iron rod;

thence S 80° 05' 56" W a distance of 358.89 feet to a set iron rod;

thence S 00° 44' 03" W a distance of 93.24 feet to a set iron rod;

thence S 16° 18' 57" E a distance of 136.41 feet to a set iron rod;

thence S 39° 37' 43" E a distance of 224.17 feet to a set iron rod;

thence S 06° 03' 42" E a distance of 98.95 feet to a set iron rod;

thence S 37° 43' 35" E a distance of 431.55 feet to a set iron rod;

thence S 73° 29' 35" E a distance of 283.03 feet to a set iron rod;

thence S 31° 08' 08" E a distance of 843.04 feet to a set iron rod;

(TRACT 2) (51.10A)
REFERENCE SURVEY VOL. D
PAGE 511 IN THE TAX MAP OFFICE

thence S 00° 52' 08" W a distance of 397.08 feet to a set iron rod on the east-west half section line;

thence S 88° 39' 21" W along said line a distance of 591.52 feet to a found wood post marking the Center of said Section 28;

thence S 88° 15' 30" W along said half section line a distance of 848.85 feet to a set iron rod;

thence N 00° 17' 50" W a distance of 1245.08 feet to a set iron rod;

thence N 88° 03' 00" E a distance of 216.57 feet to a set iron rod;

thence N 23° 59' 25" E a distance of 87.74 feet to a set iron rod;

thence N 37° 09' 52" W a distance of 452.26 feet to a set iron rod;

thence N 00° 51' 01" W a distance of 262.84 feet to a set iron rod;

thence N 06° 17' 57" E a distance of 276.23 feet to a set iron rod;

thence N 01° 40' 05" W a distance of 217.54 feet to a set iron rod on the south line of a parcel of land currently owned by H. J. Riggs;

thence N 88° 26' 17" E along said Riggs parcel a distance of 203.12 feet to a found iron rod marking the southeast corner of said parcel;

thence N 01° 33' 43" W along said Riggs parcel a distance of 199.20 feet to point on the centerline of County Highway 64, passing a found iron rod for reference a distance of 170.66 feet;

thence N 88° 20' 54" E along said centerline a distance of 366.92 feet to the **POINT OF BEGINNING**.

Containing in all 51.100 acres of land, more or less, of which 0.130 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 January, 2013.

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Tract 2 (Section 28)

