

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 10.508 ACRE PARCEL
FOR DENNIS CHESTER**

Being a parcel of land situated in part of the Northeast Quarter of Section 25, T-1-S,
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the North Quarter Post of said Section 25;

thence on an assumed bearing of S 00° 12' 47" W along the north-south half section line
a distance of 606.96 feet to a set iron rod marking a corner of a parcel of land currently
owned by B. L. Beekman, et al and being the **POINT OF BEGINNING**, passing a found
iron rod a distance of 24.00 feet;

thence S 53° 05' 44" E along said Beekman parcel a distance of 987.35 feet to a set MAG
nail on the centerline of State Route 67 marking a corner of said parcel, passing a set iron
pipe for reference a distance of 957.35 feet;

thence S 37° 04' 11" W along said centerline a distance of 142.26 feet to a set MAG nail
marking a corner of a parcel of land currently owned by K. M. Pryor, et ux;

thence N 52° 53' 44" W along said Pryor parcel a distance of 200.00 feet to a found iron
rod, passing a found iron rod a distance of 30.00 feet;

thence S 37° 05' 33" W along said Pryor parcel a distance of 250.00 feet to a point
marking a corner of a parcel of land currently owned by S. L. Cook, referenced by a
found iron rod situated S 25° 33' 01" W a distance of 0.12 feet;

thence S 37° 06' 26" W along said Cook parcel a distance of 150.00 feet to a found iron
rod marking a corner of said parcel;

thence S 52° 53' 44" E along said Cook parcel a distance of 200.00 feet to a set nail on
the centerline of State Highway 67 marking a corner of said parcel, passing a found iron
rod for reference a distance of 170.00 feet;

thence S 37° 06' 26" W along said centerline a distance of 133.05 feet to a set MAG nail marking a corner of a parcel of land currently owned by G. L. Shumaker;

thence N 59° 56' 10" W along said Shumaker parcel a distance of 200.00 feet to a set iron rod marking a corner of said parcel, passing a set iron rod for reference a distance of 30.21 feet;

thence S 37° 06' 26" W along said Shumaker parcel a distance of 150.00 feet to a set iron rod on the north line of a parcel of land currently owned by R. S. Ludwig, et al;

thence N 59° 56' 10" W along said Ludwig parcel a distance of 141.71 feet to a set iron rod on the north-south half section line;

thence N 00° 12' 47" E along said half section line a distance of 1080.00 feet to the **POINT OF BEGINNING.**

Containing in all 10.508 acres of land, more or less, of which 0.191 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, 2014.

Prior Deed Reference – Volume 164, Page 201.

14081-S

