

**VICTOR B. KOEHLER, P.S.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351  
(419) 294-5388**

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**LEGAL DESCRIPTION OF A 1.000 ACRE PARCEL  
FOR JOHN N. KLOEPFER**

Being a parcel of land situated in part of the Southeast Quarter of Section 23, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

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

thence on an assumed bearing of S  $89^{\circ} 47' 35''$  E along the centerline of Township Highway 23 a distance of 208.71 feet to a set MAG nail;

thence S  $00^{\circ} 00' 00''$  W a distance of 208.71 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N  $89^{\circ} 47' 35''$  W a distance of 208.71 feet to a set MAG nail on the centerline of Township Highway 88, passing a set iron rod a distance 188.71 feet;

thence N  $00^{\circ} 00' 00''$  E along said centerline a distance of 208.71 feet to the **POINT OF BEGINNING**.

Containing in all 1.000 acre of land, more or less, of which 0.182 acre, more or less, is currently contained within respective 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 plastic caps imprinted "VBK #7457".

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in February, 1999.

Prior Deed Reference – Volume 203, Page 847.

99028-S (047)