

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

**LEGAL DESCRIPTION OF A 49.566 ACRE PARCEL
FOR MIRIAM J. BYRD & JOYCE A. MURPHY**

Being a parcel of land situated in part of the Southeast Quarter of Section 17, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said Section;

thence on an assumed bearing of N 89° 58' 44" E along the centerline of County Highway 47 a distance of 380.00 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a found railroad spike a distance of 200.00 feet;

thence N 00° 19' 11" W a distance of 320.00 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 89° 58' 44" E a distance of 159.33 feet to a set iron rod;

thence N 00° 19' 11" W a distance of 2332.07 feet to a set iron rod on east/west ½ section line;

thence N 89° 47' 35" E along said line a distance of 805.38 feet to a set iron rod marking the northeast corner of the W ½, SE ¼;

thence S 00° 08' 59" W along the east line of the W ½, SE ¼ a distance of 2654.65 feet to a set MAG nail on the centerline of County Highway 47, passing a set iron rod a distance of 2634.65 feet;

thence S 89° 58' 44" W along said centerline a distance of 942.97 feet to the **POINT OF BEGINNING**.

Containing in all 49.566 acres of land, more or less, of which 0.433 acre, more or less, is currently contained within the right-of-way of County Highway 47. 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 201, Page 688.

99016-S (030) Parcel #2

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(PARCEL2)

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LEGAL DESCRIPTION OF A 30.851 ACRE PARCEL
FOR MIRIAM J. BYRD & JOYCE A. MURPHY

Being a parcel of land situated in part of the Southeast Quarter of Section 17, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said Section;

thence on an assumed bearing of N 89° 58' 44" E along the centerline of County Highway 47 a distance of 200.00 feet to a found railroad spike marking the southeast corner of a parcel of land currently owned by Tom J. Byrd, et ux and being the **POINT OF BEGINNING**;

thence N 00° 19' 11" W along the east line of said parcel a distance of 175.00 feet to a set iron rod marking the northeast corner of said parcel, passing a set iron rod a distance of 20.00 feet;

thence S 89° 58' 44" W along the north line of said parcel a distance of 200.00 feet to a set iron rod on the north/south ½ section line of said section and also marking the northwest corner of said Byrd parcel;

thence N 00° 19' 11" W along said ½ section line a distance of 2475.32 feet to a set iron rod marking the center of said section;

thence N 89° 47' 35" E along the east/west ½ section line a distance of 539.32 feet to a set iron rod;

thence S 00° 19' 11" E a distance of 2332.07 feet to a set iron rod;

thence S 89° 58' 44" W a distance of 159.33 feet to a set iron rod;

thence S 00° 19' 11" E a distance of 320.00 feet to a set MAG nail on the centerline of County Highway 47, passing a set iron rod a distance of 300.00 feet;

thence S 89° 58' 44" W along said centerline a distance of 180.00 feet to the **POINT OF BEGINNING**.

Containing in all 30.851 acres of land, more or less, of which 0.083 acre, more or less, is currently contained within the right-of-way of County Highway 47. 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 201, Page 688.

99016-S (030)

Parcel #1