

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

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**LEGAL DESCRIPTION OF A 1.643 ACRE PARCEL  
FOR KIP LUIKART**

Being a parcel of land situated in part of the Northeast Quarter of Section 26, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the centerlines of Township Highway 64 and State Route 37;

thence on an assumed bearing of S 35° 08' 56" E along the centerline of State Route 37 a distance of 2106.39 feet to a set MAG nail and being the **POINT OF BEGINNING**, passing a set MAG nail a distance of 1995.96 feet;

thence continuing S 35° 08' 56" E along said centerline a distance of 289.57 feet to a set MAG nail marking the southeasterly corner of a parcel of land currently owned by Kip Luikart;

thence S 88° 33' 50" W along the southerly line of said Luikart parcel a distance of 384.00 feet to a set iron rod marking the southwesterly corner of said Luikart parcel;

thence N 02° 28' 16" W along the westerly line of said Luikart parcel a distance of 222.57 feet to a set iron rod;

thence N 83° 57' 03" E a distance of 228.04 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 202.29 feet.

Containing in all 1.643 acre of land, more or less, of which 0.149 acre, more or less, is currently contained within the right-of-way of State Route 37. 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 April, 2000.

Prior Deed Reference – O.R. Volume 8, Page 188.

00041-S (060)

Parcel 2

(PARCEL 2)

**KOEHLER SURVEYING**  
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**LEGAL DESCRIPTION OF A 0.465 ACRE PARCEL**  
**FOR NEIL BAIR**

Being a parcel of land situated in part of the Northeast Quarter of Section 26, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the centerlines of Township Highway 64 and State Route 37;

thence on an assumed bearing of S 35° 08' 56" E along the centerline of State Route 37 a distance of 1995.96 feet to a set MAG nail marking the northeasterly corner of a parcel of land currently owned by Kip Luikart and being the **POINT OF BEGINNING**;

thence continuing S 35° 08' 56" E along said centerline a distance of 110.43 feet to a set MAG nail;

thence S 83° 57' 03" W a distance of 228.04 feet to a set iron rod on the westerly line of said Luikart parcel, passing a set iron rod a distance 27.75 feet;

thence N 02° 28' 16" W along the westerly line of said Luikart parcel a distance of 110.22 feet to a set iron rod marking the northwesterly corner of said Luikart parcel;

thence N 88° 33' 50" E long the northerly line of said Luikart parcel a distance of 168.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 140.95 feet.

Containing in all 0.465 acre of land, more or less, of which 0.077 acre, more or less, will be contained within the right-of-way of State Route 37. 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 April, 2000.

Prior Deed Reference – O.R. Volume 8, Page 188.

00041-S (060)

Parcel 1

(PARCEL 1)

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