

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

**LEGAL DESCRIPTION OF A 1.718 ACRE PARCEL
FOR FORDYCE LORTZ**

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

Commencing at a found iron rod in a monument box marking the South Quarter Post of said Section 12;

thence on an assumed bearing of N 00° 00' 00" E along the centerline of Township Highway 95 a distance of 1308.41 feet to a point marking the northwest corner of the southwest quarter of the southeast quarter of said Section 12;

thence S 89° 10' 32" E along the north line of the southwest quarter of the southeast quarter of said Section 12 a distance of 896.70 feet to a found nail and being the **POINT OF BEGINNING**, passing a found iron rod a distance of 20.00 feet;

thence continuing S 89° 10' 32" E along the north line of the southwest quarter of the southeast quarter of said Section 12 a distance of 385.36 feet to a set iron rod marking the northwest corner of a parcel of land now or formerly owned by C. Kaley, passing a set iron rod a distance of 42.62 feet;

thence S 00° 07' 14" E along the west line of said Kaley parcel a distance of 388.37 feet to a set MAG nail on the centerline of State Route 568 marking the southwest corner of said Kaley parcel, passing a set iron rod a distance of 345.42 feet;

thence N 44° 25' 44" W along said centerline a distance of 551.60 feet to the **POINT OF BEGINNING**.

Containing in all 1.718 acres of land, more or less, of which 0.359 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, 2004.

Prior Deed Reference – Volume 145, Page 59.

04106-S Tract 1

REFERENCE SURVEY VOL. C
PAGE 831 IN THE TAX MAP OFFICE

Tract 1

1.718 ac

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**LEGAL DESCRIPTION OF A 0.132 ACRE PARCEL
FOR FORDYCE LORTZ**

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

Commencing at a found iron rod in a monument box marking the South Quarter Post of said Section 12;

thence on an assumed bearing of N 00° 00' 00" E along the centerline of Township Highway 95 a distance of 1308.41 feet to a point marking the northwest corner of the southwest quarter of the southeast quarter of said Section 12;

thence S 89° 10' 32" E along the north line of the southwest quarter of the southeast quarter of said Section 12 a distance of 1282.06 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by Fordyce and Wilma Lortz and being the **POINT OF BEGINNING**, passing a found iron rod a distance of 20.00 feet, a found nail a distance of 896.70 feet and a set iron rod a distance of 939.32 feet;

thence continuing S 89° 10' 32" E along the north line of the southwest quarter of the southeast quarter of said Section 12 a distance of 13.20 feet to a set iron rod marking the northwest corner of a parcel of land currently owned by J. A. Orians;

thence S 00° 29' 23" E along the west line of said Orians parcel a distance of 404.35 feet to a set MAG nail on the centerline of State Route 568 marking the southwest corner of said Orians parcel, passing a set iron rod a distance of 361.12 feet;

thence N 44° 25' 44" W along said centerline a distance of 22.62 feet to a set MAG nail marking the southeast corner of the aforementioned Lortz parcel;

thence N 00° 07' 14" W along the east line of said Lortz parcel a distance of 388.37 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 42.95 feet.

Containing in all 0.132 acre of land, more or less, of which 0.015 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, 2004.