

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

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**LEGAL DESCRIPTION OF A 3.000 ACRE PARCEL  
FOR CHRISTOPHER KINN**

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 iron pipe marking the South Quarter Post of said Section 23;

thence on an assumed bearing of N 00° 06' 35" E along the centerline of Township Highway 88 a distance of 276.00 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 68° 04' 53" E a distance of 21.58 feet;

thence continuing N 00° 06' 35" E along said centerline a distance of 331.36 feet to a set MAG nail;

thence S 89° 03' 07" E a distance of 607.24 feet to a point on or near the centerline of an open ditch, passing 2 set iron rods a distance of 20.00 feet and 583.85 feet respectively;

thence S 44° 13' 02" W on or near the centerline of said open ditch a distance of 220.26 feet to a point, referenced by a set iron rod situated N 37° 02' 09" W a distance of 21.00 feet;

thence S 64° 05' 33" W on or near the centerline of said open ditch a distance of 264.00 feet to a point, referenced by a set iron rod situated N 19° 51' 45" W a distance of 14.50 feet;

thence S 77° 29' 06" W on or near the centerline of said open ditch a distance of 222.00 feet to the **POINT OF BEGINNING**.

Containing in all 3.000 acres of land, more or less, of which 0.151 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 October, 2004.

Prior Deed Reference – Volume 201, Page 706.

03017-S  
**Tract 1**

REFERENCE SURVEY VOL. C  
PAGE 871 IN THE TAX MAP OFFICE

Tract 1

3.000 Ac

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 5.270 ACRE PARCEL  
FOR CHRISTOPHER KINN**

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 iron pipe marking the South Quarter Post of said Section 23;

thence on an assumed bearing of N 00° 06' 35" E along the centerline of Township Highway 88, passing a set MAG nail a distance of 276.00 feet, a total distance of 607.36 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 89° 03' 07" E a distance of 20.00 feet;

thence continuing N 00° 06' 35" E along said centerline a distance of 384.93 feet to a found railroad spike marking the southwest corner of a parcel of land currently owned by J. N. Kloepper Trust;

thence S 89° 03' 07" E along the south line of said J. N. Kloepper Trust parcel a distance of 649.36 feet to a point on or near the centerline of an open ditch, passing a found iron rod a distance of 20.00 feet and a set iron rod a distance of 634.00 feet;

thence S 20° 47' 58" W on or near the centerline of said open ditch a distance of 263.00 feet to a point, referenced by a set iron rod situated S 76° 29' 18" W a distance of 13.00 feet;

thence S 22° 26' 33" E on or near the centerline of said open ditch a distance of 128.00 feet to a point, referenced by a set iron rod situated S 47° 48' 10" W a distance of 29.30 feet;

thence S 04° 47' 13" E on or near the centerline of said open ditch a distance of 20.14 feet to a point;

thence N 89° 03' 07" W a distance of 607.24 feet to the **POINT OF BEGINNING**, passing 2 set iron rods a distance of 23.39 feet and 587.24 feet respectively.

Containing in all 5.270 acres of land, more or less, of which 0.177 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.

(TRACT 2)  
(5.270A)

REFERENCE SURVEY VOL. C  
PAGE 871 IN THE TAX MAP OFFICE

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 October, 2004.

Prior Deed Reference – Volume 201, Page 706.

03017-S

**Tract 2**