

VICTOR B. KOEHLER, P.S.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351

**LEGAL DESCRIPTION OF A 9.205 ACRE
PARCEL FOR CHRISTINE COPE**

Being a parcel of land situated in part of the northeast quarter of section 21, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found P-K nail over a stone and monument box marking the north quarter post of said section;

thence S 00° 00' 00" W along the centerline of County Highway 121, a distance of 520.83 feet to a set P-K nail and being the POINT OF BEGINNING;

thence N 90° 00' 00" E, a distance of 671.80 feet to a point on the low water line of the Sandusky River, passing (2) two set iron rods a distance of 30.00 feet and 656.80 feet respectively;

thence S 51° 55' 30" E along said low water line, a distance of 137.21 feet to a point referenced by a set iron rod situated S 29° 53' 10" W, a distance of 5.17 feet;

thence S 53° 09' 24" E along said low water line, a distance of 72.92 feet to a point referenced by a set iron rod situated S 31° 37' 03" W, a distance of 6.93 feet;

thence S 58° 01' 33" E along said low water line, a distance of 538.57 feet to a point referenced by a set iron rod situated S 90° 00' 00" W, a distance of 25.00 feet;

thence S 90° 00' 00" W, a distance of 1295.04 feet to a set P-K nail on the centerline of County Highway 121, passing (2) two set iron rods a distance of 25.00 feet and 1265.04 feet respectively;

thence N 00° 00' 00" E along the centerline of County Highway 121, a distance of 413.54 feet to the POINT OF BEGINNING.

Containing in all 9.205 acres of land, more or less, subject to all legal highways and easements of record.

All set iron rods are 1/2" diameter with caps imprinted "VBK #7457".

Bearings are assumed for angular measurements only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S., #7457, in November, 1996.

Prior Deed Reference - Volume 197, Page 595, etal.

96100-S

(171)

parcel 2.

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**LEGAL DESCRIPTION OF A 6.717 ACRE
PARCEL FOR CHRISTINE COPE**

Being a parcel of land situated in part of the northeast quarter of section 21, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found P-K nail over a stone and monument box marking the north quarter post of said section and being the POINT OF BEGINNING;

thence S 89° 49' 25" E along the north section line of said section, a distance of 523.34 feet to a point on the low water line of the Sandusky River, passing a found stone in a monument box a distance of 487.64 feet;

thence S 02° 39' 43" W along said low water line, a distance of 99.53 feet to a point referenced by a set iron rod situated S 77° 39' 14" W, a distance of 11.43 feet;

thence S 11° 24' 42" E along said low water line, a distance of 275.55 feet to a point referenced by a set iron rod situated S 60° 03' 40" W, a distance of 6.01 feet;

thence S 32° 16' 58" E along said low water line, a distance of 169.75 feet to a point referenced by a set iron rod situated S 48° 08' 00" W, a distance of 5.46 feet;

thence S 51° 55' 30" E along said low water line, a distance of 10.04 feet to a point referenced by a set iron rod situated S 90° 00' 00" W, a distance of 15.00 feet;

thence S 90° 00' 00" W, a distance of 671.80 feet to a set P-K nail on the centerline of County Highway 121, passing (2) two set iron rods a distance of 15.00 feet and 641.80 feet respectively;

thence N 00° 00' 00" E along the centerline of County Highway 121, a distance of 520.83 feet to the POINT OF BEGINNING.

Containing in all 6.717 acres of land, more or less, subject to all legal highways and easements of record.

All set iron rods are 1/2" diameter with caps imprinted "VBK #7457".

Bearings are assumed for angular measurements only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S., #7457, in November, 1996.

Prior Deed Reference - Volume 197, Page 595, etal.

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Parcel 1.