

Bernard Bits

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

**LEGAL DESCRIPTION OF A 42.367 ACRE PARCEL
FOR MARY HURLEY & PAUL STRASSER**

Being a parcel of land situated in part of the Northeast Quarter of Section 12, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike over a stone in a monument box marking the northeast corner of said Section;

thence S 00° 01' 45" W along the centerline of County Highway 107 a distance of 427.10 feet to a set MAG nail and being the POINT OF BEGINNING;;

thence continuing along said centerline S 00° 01' 45" W a distance of 219.15 feet to a found P-K nail;

thence N 89° 58' 15" W a distance of 263.00 feet to a set iron rod, passing a set iron rod a distance of 25.00 feet;

thence S 00° 01' 45" W a distance of 202.72 feet to a set iron rod;

thence S 89° 58' 15" E a distance of 263.00 feet to a found P-K nail on the centerline of County Highway 107, passing a set iron rod a distance of 238.00 feet;

thence S 00° 01' 45" W along said centerline a distance of 475.79 feet to a set MAG nail;

thence S 89° 48' 11" W a distance of 1994.53 feet to a set iron rod, passing a set iron rod a distance of 25.00 feet;

thence N 00° 18' 37" E a distance of 521.25 feet to a set iron rod;

thence N 89° 44' 50" E a distance of 311.71 feet to a set iron rod;

thence N 00° 15' 10" W a distance of 605.74 feet to a set iron rod;

thence S 81° 56' 07" E a distance of 916.51 feet to a set iron rod;

1/2 SECTIONAL SURVEY MAP P
44 1/2 SECTIONAL SURVEY MAP

PARCEL 4 42.367 AC

thence N 81° 42' 54" E a distance of 336.95 feet to a set iron rod;

thence S 83° 33' 53" E a distance of 249.95 feet to a set iron rod;

thence S 39° 02' 32" E a distance of 151.05 feet to a set iron rod;

thence N 89° 07' 10" E a distance of 98.74 feet to the POINT OF BEGINNING;

Containing in all 42.367 acres of land, more or less, of which 0.399 acres, more or less, is currently contained within the right-of-way of County Highway 107. The above described property being subject to all legal highways and easements of record.

Bearings are assumed for angular measurement only.

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

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in December, 1997 and April, 1998.

Prior Deed Reference - Volume 138, Page 236

97136-S (217)

parcel #4

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

**LEGAL DESCRIPTION OF A 6.290 ACRE PARCEL
FOR MARY HURLEY & PAUL STRASSER**

Being a parcel of land situated in part of the Northeast Quarter of Section 12, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike over a stone in a monument box marking the northeast corner of said section and being the POINT OF BEGINNING;

thence S 00° 01' 45" W along the centerline of County Highway 107 a distance of 427.10 feet to a set P-K nail;

thence S 89° 07' 10" W a distance of 98.74 feet to a set iron rod, passing a set iron rod a distance of 18.00 feet;

thence N 39° 02' 32" W a distance of 151.05 feet to a set iron rod;

thence N 83° 33' 53" W a distance of 249.95 feet to a set iron rod;

thence S 81° 42' 54" W a distance of 336.95 feet to a set iron rod;

thence N 81° 56' 07" W a distance of 67.03 feet to a point referenced by a set iron rod situated N 00° 01' 45" E a distance of 15.95 feet;

thence N 00° 01' 45" E a distance of 318.73 feet to a set P-K nail on the centerline of County Highway 42, passing two set iron rods a distance of 15.95 and 298.72 feet respectively;

thence N 89° 44' 50" E along said centerline a distance of 842.11 feet to the POINT OF BEGINNING.

Containing in all 6.290 acres of land, more or less, of which 0.632 acres, more or less, is currently contained within the right-of-way of County Highways 42 and 107. The above described property being subject to all legal highways and easements of record.

Bearings are assumed for angular measurement only.

44 D
PARCEL 1
6.290 AC.

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

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in December, 1997 and April, 1998.

Prior Deed Reference - Volume 138, Page 236

97136-S (217)
parcel #1

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

**LEGAL DESCRIPTION OF A 4.970 ACRE PARCEL
FOR MARY HURLEY & PAUL STRASSER**

Being a parcel of land situated in part of the Northeast Quarter of Section 12, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike over a stone in a monument box marking the northeast corner of said section;

thence S 89° 44' 50" W along the centerline of County Highway 42 a distance of 842.11 feet to a set P-K nail and being the POINT OF BEGINNING;

thence S 00° 01' 45" W a distance of 318.72 feet to a point, passing two set iron rods a distance of 20.00 and 302.77 feet respectively;

thence N 81° 56' 07" W a distance of 849.48 feet to a set iron rod;

thence N 00° 15' 10" W a distance of 195.83 feet to a set P-K nail on the centerline of County Highway 42, passing a set iron rod a distance of 175.83 feet;

thence N 89° 44' 50" E along said centerline a distance of 842.11 feet to the POINT OF BEGINNING.

Containing in all 4.970 acres of land, more or less, of which 0.387 acres, more or less, is currently contained within the right-of-way of County Highway 42. The above described property being subject to all legal highways and easements of record.

Bearings are assumed for angular measurement only.

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

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in December, 1997 and April, 1998.

Prior Deed Reference - Volume 138, Page 236

REFERENCE SURVEY VOL. *44* D
PAGE *44* UNTIL DEED RECORDED

97136-S (217) parcel #2

PARCEL 2
4.970 AC

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

**LEGAL DESCRIPTION OF A 5.664 ACRE PARCEL
FOR MARY HURLEY & PAUL STRASSER**

Being a parcel of land situated in part of the Northeast Quarter of Section 12, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike over a stone in a monument box marking the northeast corner of said Section;

thence S 89° 44' 50" W along the centerline of County Highway 42 a distance of 1684.22 feet to a set P-K nail and being the POINT OF BEGINNING, passing a set P-K nail a distance of 842.11 feet;

thence S 00° 15' 10" E a distance of 801.57 feet to a set iron rod, passing two set iron rods a distance of 20.00 feet and 195.83 feet respectively;

thence S 89° 44' 50" W a distance of 311.71 feet to a set iron rod;

thence N 00° 18' 37" E a distance of 801.61 feet to a set P-K nail on the centerline of County Highway 42, passing a set iron rod a distance of 781.61 feet;

thence N 89° 44' 50" E along said centerline a distance of 303.83 feet to the POINT OF BEGINNING.

Containing in all 5.664 acres of land, more or less, of which 0.140 acres, more or less, is currently contained within the right-of-way of County Highway 42. The above described property being subject to all legal highways and easements of record.

Bearings are assumed for angular measurement only.

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

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in December, 1997 and April, 1998.

Prior Deed Reference - Volume 138, Page 236

97136-S (217) parcel #3

44 D

PARCEL 3 5.664 AC