

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

**LEGAL DESCRIPTION OF A 14.185 ACRE PARCEL
FOR DANIEL E. BEAMER**

Being a parcel of land situated in part of the Northwest Quarter of Section 15, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the northwest corner of said Section 15, referenced by a set iron rod situated S 55° 58' 51" E a distance of 35.75 feet;

thence on an assumed bearing of S 01° 04' 31" W along the centerline of State Route 231 a distance of 1323.92 feet to a set MAG nail marking a corner of a parcel of land currently owned by Paul K. Montgomery, et ux and being the **POINT OF BEGINNING**, passing a set MAG nail a distance of 996.55 feet;

thence N 89° 34' 02" E along a line of said Montgomery parcel a distance of 660.00 feet to a set iron rod marking a corner of said Montgomery parcel, passing a set iron rod a distance of 30.01 feet;

thence S 02° 33' 12" E along a line of said Montgomery parcel a distance of 896.61 feet to a wood post marking a corner of a parcel of land currently owned by Merrilee Adams, L.E., et al., passing a found iron rod a distance of 894.61 feet;

thence S 89° 19' 15" W along the north line of said Adams parcel a distance of 716.85 feet to a found MAG nail on the centerline of State Route 231 marking the northwesterly corner of said Adams parcel, passing a found iron rod a distance of 686.84 feet;

thence N 01° 04' 31" E along said centerline a distance of 899.40 feet to the **POINT OF BEGINNING**.

Containing in all 14.185 acres of land, more or less, of which 0.619 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 January, 2002.

Prior Deed References – Volume 217, Page 51.
Volume 189, Page 101

01117-S (150)
Parcel #2 (Beamer revised)

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LEGAL DESCRIPTION OF A 45.380 ACRE PARCEL
FOR PAUL K. MONTGOMERY

Being a parcel of land situated in part of the Northwest Quarter of Section 15, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the northwest corner of said Section 15, referenced by a set iron rod situated S 55° 58' 51" E a distance of 35.75 feet;

thence on an assumed bearing of S 01° 04' 31" W along the centerline of State Route 231 a distance of 996.55 feet to a set MAG nail marking the southwest corner of a parcel of land currently owned by Dean K. Koehler, et ux and being the **POINT OF BEGINNING**;

thence N 89° 05' 56" E along the south line of said Koehler parcel a distance of 1777.71 feet to a set iron rod on the west line of a parcel of land currently owned by Scott Griffin, et ux, (Wyandot Indian Reservation Line) marking the southeast corner of said Koehler parcel, passing a set iron rod a distance of 30.02 feet;

thence S 00° 27' 54" W along the west line of said Griffin parcel (Wyandot Indian Reservation Line) a distance of 1680.22 feet to a found stone on the east-west half section line of said section marking the northeast corner of a parcel of land currently owned by Grove N. Welch, et ux;

thence N 89° 57' 42" W along the north line of said Welch parcel (east-west half section line) a distance of 832.70 feet to a found stone marking the southeast corner of a parcel of land currently owned by Merrilee Adams, L.E., et al.;

thence N 00° 01' 53" E along an easterly line of said Adams parcel a distance of 296.81 feet to a set iron rod marking a corner of said Adams parcel;

thence N 89° 57' 42" W along a northerly line of said Adams parcel a distance of 231.45 feet to a set iron rod marking a corner of said Adams parcel;

thence N 02° 33' 12" W along an easterly line of said Adams parcel and the east line of a parcel of land currently owned by Daniel E. Beamer, et ux, a distance of 1033.39 feet to a set iron rod marking the northeast corner of said Beamer parcel, passing a found iron rod a distance of 138.78 feet;

thence S 89° 34' 02" W along the north line of said Beamer parcel a distance of 660.00 feet to a set MAG nail on the centerline of State Route 231 marking the northwest corner of said Beamer parcel, passing a set iron rod a distance of 629.99 feet;

thence N 01° 04' 31" E along said centerline a distance of 327.37 feet to the **POINT OF BEGINNING**.

Containing in all 45.380 acres of land, more or less, of which 0.226 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 January, 2002.

Prior Deed Reference – Volume 135, Page 491.

01117-S (150)

Parcel #1