

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

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**LEGAL DESCRIPTION OF A 7.241 ACRE PARCEL  
FOR HARRY & DOROTHY FOX**

Being a parcel of land situated in part of the Southwest Quarter of Section 13, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the north-south half section line of said Section 13 and the centerline of Township Highway 18, referenced by a found iron rod situated N 00° 17' 29" E a distance of 16.50 feet;

thence on an assumed bearing of N 89° 42' 15" W along the centerline of Township Highway 18 a distance of 60.00 feet to a found MAG nail marking a corner of a parcel of land currently owned by F. T. Kin, et ux, and being the **POINT OF BEGINNING**, referenced by a found iron rod situated N 00° 17' 29" E a distance of 16.50 feet;

thence continuing N 89° 42' 15" W along said centerline a distance of 1269.88 feet to a point on the centerline of Township Highway 106, referenced by a found iron rod situated N 50° 45' 11" E a distance of 25.92 feet;

thence N 00° 14' 44" E along the centerline of Township Highway 106 a distance of 178.00 feet to a set MAG nail on or near the centerline of an open ditch, referenced by a set iron rod situated S 32° 11' 21" E a distance of 37.29 feet;

thence S 83° 10' 55" E on or near the centerline of said ditch a distance of 151.00 feet to a point referenced by a set iron rod situated S 10° 01' 28" W a distance of 20.00 feet;

thence S 74° 04' 51" E on or near the centerline of said ditch a distance of 131.64 feet to a point referenced by a set iron rod situated S 00° 14' 44" W a distance of 18.00 feet;

thence N 00° 14' 44" E a distance of 470.46 feet to a found iron rod;

thence S 85° 56' 56" E a distance of 275.00 feet to a found iron rod marking a corner of said Kin parcel;

thence S 20° 23' 31" E along said Kin parcel a distance of 72.66 feet to a found iron rod;

thence S 00° 47' 56" W along said Kin parcel a distance of 294.24 feet to a found iron rod;

thence S 43° 08' 38" E along said Kin parcel a distance of 58.45 feet to a found iron rod;

thence S 88° 31' 41" E along said Kin parcel a distance of 308.26 feet to a found iron rod;

thence S 71° 07' 41" E along said Kin parcel a distance of 366.89 feet to a found iron rod;

thence S 00° 17' 29" W a distance of 50.00 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 33.50 feet.

Containing in all 7.241 acres of land, more or less, of which 0.555 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 November, 2003.

Prior Deed Reference – OR Volume 100, Page 1057.

05040-S

**Parcel #2**

**KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 6.058 ACRE PARCEL  
FOR HARRY & DOROTHY FOX**

Being a parcel of land situated in part of the Southwest Quarter of Section 13, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the northwest corner of the northeast quarter of the southwest quarter of said Section 13 referenced by a found iron rod situated S 89° 46' 46" E a distance of 20.00 feet;

thence on an assumed bearing of S 00° 14' 44" W along the centerline of Township Highway 106 a distance of 469.71 feet a found MAG nail marking the southwest corner of a parcel of land currently owned by R. L. DuMonte, et ux, and being the **POINT OF BEGINNING**;

thence S 89° 46' 46" E along the south line of said DuMonte parcel a distance of 553.98 feet to a point on the west line of a parcel of land currently owned by F. T. Kin, et ux, passing a found iron rod a distance of 20.00 feet;

thence S 00° 50' 36" W along the west line of said Kin parcel a distance of 271.83 feet to a found iron rod marking a corner of said Kin parcel, passing a found iron rod a distance of 1.00 foot;

thence N 85° 56' 56" W a distance of 275.00 feet to a found iron rod;

thence S 00° 14' 44" W a distance of 470.46 feet to a point on or near the centerline of an open ditch referenced by a set iron rod situated S 00° 14' 44" W a distance of 18.00 feet;

thence N 74° 04' 51" W on or near the centerline of said ditch a distance of 131.46 feet to a point referenced by a set iron rod situated S 10° 01' 28" W a distance of 20.00 feet;

thence N 83° 10' 55" W on or near the centerline of said ditch a distance of 151.00 feet to a set MAG nail on the centerline of Township Highway 106 referenced by a set iron rod situated S 32° 11' 21" E a distance of 37.29 feet;

thence N 00° 14' 44" E along the centerline of Township Highway 106 a distance of 670.94 feet to the **POINT OF BEGINNING**.

Containing in all 6.058 acres of land, more or less, of which 0.309 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.

REFERENCE SURVEY VOL. D  
PAGE 251 IN THE TAX MAP OFFICE

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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 March, 2005.

Prior Deed Reference – OR Volume 100, Page 1057.

05040-S

**Parcel #1**