

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

**LEGAL DESCRIPTION OF A 57.354 ACRE PARCEL
FOR JERRY WORST**

Being a parcel of land situated in part of the Northwest and Southwest Quarters of Section 13, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the intersection of the centerlines of County Highway 21 and County Highway 95 and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 32° 09' 14" W a distance of 37.39 feet;

thence on an assumed bearing of S 00° 11' 05" E along the centerline of County Highway 95 a distance of 2239.80 feet to a found stone in a monument box marking the center of said Section 13;

thence S 00° 02' 18" E along said centerline a distance of 35.87 feet to a found nail on the northerly line of the former C. C. C. & St. L. Railroad, currently owned by T. E. Walter;

thence N 64° 12' 34" W along said line a distance of 1466.20 feet to a set iron rod marking the southeast corner of a parcel of land currently owned by W. & J. Coppler, passing a set iron rod for reference a distance of 20.00 feet;

thence N 00° 04' 28" E along the east line of said Coppler parcel a distance of 1517.76 feet to a set MAG nail on the centerline of County Highway 21, passing a set iron rod for reference a distance of 1486.20 feet;

thence along said centerline an arc distance of 34.19 feet along a curve to the right having a radius of 176.20 feet, a chord of 34.14 feet and a chord bearing of N 79° 13' 47" E to a set MAG nail, referenced by a set iron rod situated S 41° 30' 46" W a distance of 50.66 feet;

thence N 84° 47' 20" E along said centerline a distance of 1053.48 feet to a found nail, referenced by a found iron rod situated N 00° 10' 32" W a distance of 30.12 feet;

thence N 85° 30' 49" E along said centerline a distance of 228.98 feet to the **POINT OF BEGINNING**.

Containing in all 57.354 acres of land, more or less, of which 1.935 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.

REFERENCE SURVEY VOL. Δ
PAGE 335 IN THE TAX MAP OFFICE

TRACT 2 57.354 Ac

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 February, 2007.

Prior Deed Reference – Volume 204, Page 952.

06173-S

Tract 2



KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 11.451 ACRE PARCEL
FOR JERRY WORST**

Being a parcel of land situated in part of the Northwest Quarter of Section 13, T-1-S,
R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said
Section 13;

thence on an assumed bearing of N 89° 26' 28" W along the north line of said Section 13
a distance of 228.29 feet to a point marking the northwest corner of a parcel of land
currently owned by J. McClish and being the **POINT OF BEGINNING**, referenced by a
found iron rod situated N 00° 10' 20" W a distance of 1.03 feet;

thence S 00° 10' 32" E along the west line of said McClish parcel and the west line of a
parcel of land currently owned by D. & T. Hunter a distance of 406.46 feet to a found
nail on the centerline of County Highway 21 marking the southwest corner of said Hunter
parcel, passing two found iron rods for reference a distance of 205.04 feet and 376.34 feet
respectively;

thence S 84° 47' 20" W along said centerline a distance of 1053.48 feet to a set MAG
nail, referenced by a set iron rod situated S 41° 30' 46" W a distance of 50.66 feet;

thence along said centerline an arc distance of 34.19 feet along a curve to the left having
a radius of 176.20 feet, a chord of 34.14 feet and a chord bearing of S 79° 13' 47" W to a
set MAG nail on the east line of a parcel of land currently owned by W. & J. Coppler;

thence N 00° 04' 28" E along the east line of said Coppler parcel a distance of 519.07
feet to a set iron rod on the north line of said Section 13 marking the northeast corner of
said Coppler parcel, passing a set iron rod for reference a distance of 31.08 feet;

thence S 89° 26' 28" E along the north line of said Section 13 a distance of 1080.79 feet
to the **POINT OF BEGINNING**.

Containing in all 11.451 acres of land, more or less, of which 0.749 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.

REFERENCE SURVEY VOL. 0
PAGE 335 IN THE TAX MAP OFFICE

TRACT 1 11.451 Ac

All set iron rods are 5/8" diameter with personalized plastic caps.

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#7457, in February, 2007.

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06173-S

Tract 1

