

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

LEGAL DESCRIPTION OF A 32.255 ACRE
PARCEL FOR STEPHEN F. PHILLIPS

Being a parcel of land situated in part of the Northwest Quarter of Section 10, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of the North-South Half Section Line of said section and the Big Spring Reservation line and being the POINT OF BEGINNING;

thence S 90° 00' 00" W along the centerline of Township Highway // a distance of 1552.59 feet to a set iron rod;

thence N 40° 29' 34" E along the easterly property line of The Carey Short Line Corporation a distance of 2379.96 feet to a set iron rod on the North-South Half Section Line;

thence S 00° 13' 35" E along said line a distance of 1809.94 to the POINT OF BEGINNING;

Containing in all 32.255 acres of land, more or less, subject to all legal highways and easements of record.

Bearings are assumed for angular measurements only.

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

This legal description is based upon a survey performed by Victor B. Koehler, P.S., #7457, in May, 1997.

Prior Deed Reference - Volume 187, Page 198.

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(075)

REFERENCE SURVEY VOL. C
PAGE 64 IN THE TAX MAP OFFICE