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LEGAL DESCRIPTION OF A 1.217 ACRE
PARCEL FOR ED & BETH BROWN

Being a parcel of land situated in part of the Northwest Quarter of Section 30, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the West Quarter Post of said Section;

thence on an assumed bearing of N 89° 20' 54" E along the centerline of United States Route 30 a distance of 1128.58 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence N 00° 36' 42" W a distance of 277.00 feet to a set iron rod, passing a set iron rod a distance of 40.00 feet;

thence N 89° 20' 54" E a distance of 200.00 feet to a set iron rod;

thence S 00° 36' 42" E a distance of 277.00 feet to a set MAG nail on the centerline of United States Route 30, passing a set iron rod a distance of 237.00 feet;

thence S 89° 20' 54" W along said centerline a distance of 200.00 feet to the **POINT OF BEGINNING**;

Containing in all 1.217 acres of land, more or less, of which 0.20 acres, more or less, is currently contained within the right-of-way of State Route 30. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and 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 May, 1998.

Prior Deed Reference - Volume 199, Page 395.

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