

**VICTOR B. KOEHLER, P.S.  
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**LEGAL DESCRIPTION OF A 1.420 ACRE  
PARCEL FOR HOWARD F. WARD**

Being a parcel of land situated in part of the Northeast Quarter of Section 25, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of the centerlines of Township Highway 141 and County Highway 128;

thence on an assumed bearing of  $S\ 88^{\circ}\ 18' \ 00''\ W$  along the centerline of Township Highway 141 a distance of 750.50 feet to a found railroad spike and being the **POINT OF BEGINNING**;

thence continuing  $S\ 88^{\circ}\ 18' \ 00''\ W$  along said centerline a distance of 250.00 feet to a set MAG nail;

thence  $N\ 01^{\circ}\ 42' \ 00''\ W$  a distance of 207.68 feet to a set iron rod, passing a set iron rod a distance of 16.50 feet;

thence  $N\ 72^{\circ}\ 41' \ 00''\ E$  a distance of 63.29 feet to a set iron rod;

thence  $N\ 69^{\circ}\ 15' \ 00''\ E$  a distance of 200.00 feet to a point, referenced by a set iron rod located  $S\ 01^{\circ}\ 42' \ 00''\ E$  a distance of 1.00 foot;

thence  $S\ 01^{\circ}\ 42' \ 00''\ E$  a distance of 290.00 feet to the **POINT OF BEGINNING**, passing two set iron rods a distance of 1.00 foot and 273.50 feet respectively.

Containing in all 1.420 acres of land, more or less, of which 0.095 acres, more or less, is currently contained within the right-of-way of Township Highway 141. 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 5/8" 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 September, 1998.

Prior Deed Reference - Volume 210, Page 202.

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REFERENCE SURVEY VOL. C  
PAGE 185 IN THE TAX MAP OFFICE