

KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 0.930 ACRE PARCEL
FOR CHRISTINE COPE**

Being a parcel of land situated in part of the Southeast Quarter of Section 16, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said Section 16;

thence on an assumed bearing of S 89° 49' 25" E along the centerline of County Highway 47 a distance of 45.03 feet to a set MAG nail marking the southwest corner of a parcel of land currently owned by Emma B. Carpenter;

thence N 01° 27' 27" E along the west line of said Carpenter parcel a distance of 200.85 feet to a found iron pipe marking the northwest corner of said Carpenter parcel and being the **POINT OF BEGINNING**, passing a found iron pipe a distance of 20.00 feet;

thence continuing N 01° 27' 27" E a distance of 35.00 feet to a set iron rod;

thence S 88° 31' 52" E a distance of 385.32 feet to a set MAG nail on the centerline of County Highway 47, passing a set iron rod a distance of 360.32 feet;

thence S 16° 10' 35" W along said centerline a distance of 166.84 feet to a found iron rod, passing a found MAG nail a distance of 140.23 feet;

thence S 12° 50' 17" W along said centerline a distance of 171.81 feet to a found P-M nail marking the southeast corner of said Carpenter parcel;

thence N 01° 24' 36" E along the east line of said Carpenter parcel a distance of 181.19 feet to a found iron pipe, passing a found iron pipe a distance of 21.00 feet;

thence N 88° 30' 25" W along the north line of said Carpenter parcel a distance of 179.95 feet to the **POINT OF BEGINNING**.

Containing in all 0.930 acre of land, more or less, of which 0.216 acre, more or less, will be 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 February, 2000.

Prior Deed Reference – Volume 138, Page 229.

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