

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 16.873 ACRE PARCEL  
FOR THE WARD TRUST**

Being a parcel of land situated in part of the Southeast Quarter of Section 11, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southeast Corner of said Section 11;

thence on an assumed bearing of S 89° 52' 35" W along the centerline of Township Highway 44 a distance of 1306.23 feet to a set MAG nail marking the southeast corner of the west half of the southeast quarter of said Section 11;

thence N 00° 03' 23" E along the east line of the west half of the southeast quarter of said Section 11 a distance of 1054.02 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by JTS, LTD. and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 20.00 feet;

thence S 89° 52' 35" W a distance of 652.60 feet to a set iron rod on the west line of the east half of the west half of the southeast quarter of said Section 11;

thence N 00° 05' 04" E along said line a distance of 728.30 feet to a set iron rod on the southeasterly line of a former railroad road right-of-way currently owned by New York Central Lines, LLC;

thence N 34° 51' 07" E along the southeasterly line of said New York Central Lines, LLC parcel a distance of 701.45 feet to a set iron rod marking a corner of a parcel of land currently owned by the C. L. & R. A. Boden Trust;

thence N 89° 54' 37" E along a line of said Boden Trust parcel a distance of 251.96 feet to a set iron rod on the east line of the west half of the southeast quarter;

thence S 00° 03' 23" W along the east line of the west half of the southeast quarter a distance of 1302.92 feet to the **POINT OF BEGINNING**.

Containing in all 16.873 acres of land, more or less, 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, 2004.

Prior Deed Reference -- Volume 197, Pages 657 & 659.

04010-S