

KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 2.232 ACRE PARCEL
FOR PHILIP SWART**

Being a parcel of land situated in part of the Northeast Quarter of Section 9, T-2-S,
R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said
Section 9;

thence on an assumed bearing of S 02° 06' 09" W along the centerline of State Route 231
a distance of 566.21 feet to a set MAG nail marking the southeasterly corner of a parcel of
land currently owned by Merle Richard Goodman Living Trust and Anna Marie
Goodman Living Trust and being the **POINT OF BEGINNING**, referenced by a found
iron pipe situated N 89° 31' 01" W a distance of 30.23 feet;

thence continuing S 02° 06' 09" W along said centerline a distance of 473.68 feet to a
point;

thence N 87° 54' 14" W a distance of 174.28 feet to a set iron rod, passing a found nail a
distance of 0.26 feet and a found iron pipe for reference a distance of 31.21 feet;

thence N 20° 49' 14" W a distance of 143.07 feet to a set iron rod;

thence N 02° 06' 09" E a distance of 240.00 feet to a set iron rod on a southerly line of
said Goodman Living Trust parcel;

thence N 76° 31' 29" E along a line of said Goodman Living Trust parcel a distance of
6.39 feet to a found iron pipe;

thence S 86° 57' 10" E along a line of said Goodman Living Trust parcel a distance of
51.00 feet to a set iron rod;

thence N 24° 12' 08" E along a line of said Goodman Living Trust parcel a distance of
105.00 feet to a found iron pipe;

thence S 89° 31' 01" E along a line of said Goodman Living Trust parcel a distance of
133.40 feet to the **POINT OF BEGINNING**, passing a found iron pipe a distance of
103.17 feet.

REFERENCE SURVEY VOL. 2
OF 1138 IN THE TAX MAP OFFICE

Containing in all 2.232 acres of land, more or less, of which 0.366 acre, more or less, is currently 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 May, 2008.

Prior Deed Reference – OR Volume 166, Page 1101.

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