

KOEHLER SURVEYING, INC.
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LEGAL DESCRIPTION OF A 3.220 ACRE PARCEL
FOR BRIAN HOEPF

Being a parcel of land situated in part of the Northeast Quarter of Section 3, 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 North Quarter Post of said
Section 3;

thence on an assumed bearing of N 89° 41' 18" E along the centerline of County
Highway 4 a distance of 422.99 feet to a set MAG nail and being the **POINT OF
BEGINNING**, referenced by a set iron rod situated S 00° 03' 35" E a distance of 30.00
feet;

thence continuing N 89° 41' 18" E along said centerline a distance of 243.00 feet to a set
MAG nail marking the northwest corner of a parcel of land currently owned by J.
Wagner, et ux;

thence S 00° 03' 35" E along the west line of said Wagner parcel a distance of 577.23
feet to a set iron rod, passing a set iron rod for reference a distance of 30.00 feet;

thence S 89° 41' 18" W a distance of 243.00 feet to a set iron rod;

thence N 00° 03' 35" W a distance of 577.23 feet to the **POINT OF BEGINNING**.

Containing in all 3.220 acres of land, more or less, of which 0.167 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 October, 2010.

Prior Deed Reference -- Volume 121, Page 670.

10083-S

REFERENCE SURVEY VOL. C
PAGE 1442 IN THE TAX MAP OFFICE

