

KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388

LEGAL DESCRIPTION OF A 5.453 ACRE PARCEL
FOR RICHARD PHILLIPS

Being a parcel of land situated in part of the Northeast and Southeast Quarters of Section 24, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found wood post marking the East Quarter Post of said Section 24 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 23' 16" W along the east line of said Section 24 a distance of 170.40 feet to a found iron rod marking a corner of a parcel of land currently owned by The Delbert S. Barth and R. Lucille Barth Revocable Family Trust, passing a found iron rod a distance of 1.86 feet;

thence S 88° 44' 43" W along a line of said Barth Trust parcel a distance of 759.06 feet to a found iron rod marking a corner of said parcel, passing a found iron pipe a distance of 3.86 feet;

thence N 19° 03' 27" E along a line of said Barth Trust parcel a distance of 218.90 feet to a found iron rod on the original centerline of State Highway 103;

thence N 80° 52' 49" W along said line a distance of 106.41 feet to a set MAG nail on the current centerline of State Highway 103, referenced by the last mentioned found iron rod;

thence along said centerline an arc distance of 67.42 feet on a curve to the left having a radius of 1145.92 feet, a chord of 67.41 feet and a chord bearing of N 78° 11' 15" E to a set MAG nail, referenced by a found iron rod situated S 51° 52' 53" E a distance of 49.67 feet, said nail also marks the beginning of a spiral curve having the following criteria:

Ls = 200.00'

Ch = 199.93'

Cb = N 73° 10' 54" E

thence northeasterly said spiral curve and said centerline a distance of 200.00 feet to a set MAG nail marking a ST Station, referenced by a set iron rod situated S 18° 29' 52" E a distance of 69.43 feet

thence N 71° 30' 08" E along said centerline a distance of 144.93 feet to a set MAG nail referenced by a set iron rod situated S 18° 29' 52" E a distance of 62.73 feet;

thence along said centerline an arc distance of 187.50 feet on a curve to the right having a radius of 716.20 feet, a chord of 186.97 feet and a chord bearing of N 79° 00' 08" E to a set MAG nail, referenced by a found iron rod situated N 50° 16' 41" E a distance of 59.18 feet;

thence N 86° 30' 08" E along said centerline a distance of 45.27 feet to a point, referenced by a found iron rod situated N 00° 32' 32" E a distance of 35.06 feet;

thence N 00° 32' 32" E a distance of 3.11 feet to a found MAG nail marking the southwest corner of a parcel of land currently owned by D. Wheeler, et ux, referenced by a found iron rod situated N 00° 32' 32" E a distance of 31.95 feet;

thence N 87° 15' 26" E along said Wheeler parcel a distance of 54.90 feet to a found MAG nail referenced by a found iron rod situated N 61° 43' 54" W a distance of 61.92 feet;

thence S 89° 25' 15" E along said Wheeler parcel a distance of 117.93 feet to a set MAG nail on the east line of said Section 24;

thence S 00° 46' 56" W along said section line a distance of 197.37 feet to the **POINT OF BEGINNING**, passing a found iron rod for reference a distance of 25.65 feet.

Containing in all 5.453 acres of land, more or less, of which 1.036 acres, 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 April, 2013.

Prior Deed Reference – OR Volume 181, Page 429; OR Volume 221, Page 257.

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