

VICTOR B. KOEHLER, P.S.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388

**LEGAL DESCRIPTION OF A 44.467 ACRE PARCEL
FOR THE ESTATE OF CONSTANCE M. SMITH**

Being a parcel of land situated in part of the Northwest Quarter of Section 15, 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 Northwest Corner of said Section;

thence N 85° 50' 50" E along the centerline of County Highway 44 and also being the North Line of Lot #1 of the Subdivision of said Fractional Section a distance of 363.12 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence continuing N 85° 50' 50" E along said centerline and also being the north line of said Lot a distance of 1233.12 feet to a set iron rod on the Wyandot Reservation Line and also being the east line of said Lot, passing a set MAG nail a distance of 21.00 feet;

thence S 00° 43' 51" E along said Reservation Line and also being the east line of said Lot a distance of 1325.03 feet to a set iron rod marking the southeast corner of said Lot;

thence S 86° 00' 25" W along the south line of said Lot a distance of 1610.44 feet to a set MAG nail on the centerline of State Route 231 marking the southwest corner of said Lot, passing a set iron rod a distance of 1580.37 feet;

thence N 00° 06' 17" W along said centerline and also being the west line of said Lot a distance of 836.48 feet to a set MAG nail;

thence N 89° 53' 43" E a distance of 362.21 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 00° 06' 17" W a distance of 510.63 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 490.58 feet;

Containing in all 44.467 acres of land, more or less, of which 0.566 acre, more or less, is currently contained within the right-of-way of County Highway 44 and 0.576 acre, more or less, currently contained within the right-of-way of State Route 231. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

REFERENCE SURVEY VOL. D
PAGE 61 IN THE TAX MAP OFFICE
(Parcel 2)

All set iron rods are 5/8" diameter with plastic caps imprinted "VBK #7457".

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in November, 1998.

Prior Deed Reference — Volume 180, Page 427.

98101-S (189)