

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 123.363 ACRE PARCEL
FOR DALE W. AND DELPHIA MILLER**

Being a parcel of land situated in part of the Southwest and Northwest Quarters of Section 3, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the West Quarter Post of said Section 3 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 24' 49" W along the west line of said Section 3 a distance of 2200.28 feet to a set iron rod on the southerly line of a former railroad property currently owned by S. P. Tyree, et ux;

thence S 50° 36' 09" E along said line a distance of 140.34 feet to a set iron rod;

thence along said line an arc distance of 1168.09 feet on a curve to the right having a radius of 2814.93 feet, a chord of 1159.73 feet and a chord bearing of S 38° 42' 53" E to a set iron rod;

thence S 26° 49' 37" E along said line a distance of 937.32 feet to a set iron rod;

thence along said line an arc distance of 170.73 feet on a curve to the left having a radius of 1960.06 feet, a chord of 170.68 feet and a chord bearing of S 29° 19' 20" E to a set iron rod on the west line of the east half of the northwest quarter of said Section 3;

thence S 00° 24' 24" E along said line a distance of 219.16 feet to a set iron rod on the east-west half section line of said Section 3;

thence N 89° 55' 14" E along said line a distance of 156.14 feet to a set iron rod on the southerly line of said former railroad property;

thence along said line an arc distance of 779.59 feet on a curve to the left having a radius of 1960.06 feet, a chord of 774.46 feet and a chord bearing of S 51° 06' 20" E to a set iron rod;

thence S 27° 30' 01" W along said line a distance of 45.00 feet to a set iron rod;

thence along said line an arc distance of 439.63 feet on a curve to the left having a radius of 2005.06 feet, a chord of 438.75 feet and a chord bearing of S 68° 46' 52" E to a set iron rod;

thence S 75° 03' 45" E along said line a distance of 113.42 feet to a point on the top of bank of the Sandusky River marking a corner of said Tyree parcel, passing a set iron rod for reference a distance of 94.09 feet;

thence N 11° 20' 59" W along the top of bank of the Sandusky River a distance of 50.19 feet to a point marking a corner of said Tyree parcel, referenced by a set iron rod situated S 11° 15' 19" W a distance of 45.10 feet;

thence S 75° 03' 45" E along a southerly line of said Tyree parcel a distance of 53.54 feet to a point on the centerline of the Sandusky River, referenced by a set iron rod situated S 63° 18' 32" W a distance of 67.75 feet;

thence S 10° 30' 35" E along the centerline of the Sandusky River a distance of 183.56 feet to a point on the north-south half section line of said Section 3, referenced by a set iron rod situated S 70° 55' 07" W a distance of 66.76 feet;

thence S 00° 23' 58" E along said half section line a distance of 160.06 feet to a set iron rod marking a corner of a parcel of land currently owned by V. Zeigler, et al, L.E.;

thence S 44° 59' 48" W along a line of said Zeigler parcel a distance of 1683.57 feet to a set MAG nail on the centerline of County Highway 35, passing a set iron rod for reference a distance of 1608.57 feet, said nail being on a spiral curve having the following criteria:

Delta = 07° 34'
Rc = 1637.02'
Ls = 200'
Ts = 208.31'
Lc = 16.19'
Es = 4.60'

thence northwesterly along said curve and the centerline of County Highway 35 a distance of 87.28 feet (chord = N 44° 30' 37" W, 87.28 feet) to a set MAG nail referenced by a set iron rod situated N 45° 11' 45" E a distance of 72.88 feet;

thence N 44° 48' 15" W along said centerline a distance of 930.13 feet to a set MAG nail referenced by a set iron rod situated N 45° 11' 45" E a distance of 55.00 feet;

thence N 46° 06' 36" W along said centerline a distance of 885.28 feet to a set MAG nail referenced by a found iron rod situated S 43° 47' 01" W a distance of 30.00 feet;

thence N 46° 12' 59" W along said centerline a distance of 148.00 feet to a set MAG nail on the west line of said Section 3, referenced by a found iron rod situated N 01° 58' 12" W a distance of 42.86 feet;

thence N 00° 32' 49" W along the west line of said Section 3 a distance of 769.53 feet to the **POINT OF BEGINNING**.

Containing in all 123.363 acres of land, more or less, of which 2.537 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, 2008.

Prior Deed Reference -- Volume 189, Pages 384 and 387.

08020-S

