

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
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**LEGAL DESCRIPTION OF A 45.020 ACRE PARCEL  
FOR SUSAN FOX, ET AL**

Being a parcel of land situated in part of the Southeast Quarter of Section 15, T-1-S,  
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said  
Section 15;

thence on an assumed bearing of N 88° 54' 54" E along the south line of said Section 15  
a distance of 748.84 feet to a set MAG nail marking the southeast corner of a 45 acre  
parcel of land currently owned by R. Phillips, et ux and being the **POINT OF  
BEGINNING**;

thence N 00° 06' 33" E along the east line of said 45 acre parcel a distance of 2621.36  
feet to a set iron rod on the south line of the Akron Canton and Youngstown Railroad,  
passing a set iron rod for reference a distance of 24.17 feet;

thence N 89° 40' 55" E along said line a distance of 750.44 feet to a set iron rod marking  
the northwest corner of a 38.71 acre parcel of land currently owned by R. Phillips, et ux;

thence S 00° 08' 51" W along the west line of said 38.71 acre parcel and the west line of  
a 1.07 acre parcel currently owned by R. Phillips, et ux, a distance of 2611.35 feet to a set  
iron rod on the south line of said Section 15;

thence S 88° 54' 54" W along the south line of said Section 15 a distance of 748.84 feet  
to the **POINT OF BEGINNING**, passing a found iron rod a distance of 164.99 feet.

Containing in all 45.020 acres of land, more or less, of which 0.099 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 September, 2008.

Prior Deed Reference - Volume 156, Page 236; Volume 128, Page 325.

08104-S

REFERENCE SURVEY VOL. D  
PAGE 380 IN THE TAX MAP OFFICE