

KOEHLER SURVEYING, INC.
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LEGAL DESCRIPTION OF A 80.877 ACRE PARCEL
FOR JUNE E. BROWN

Being a parcel of land situated in part of the Southwest and Southeast Quarters of Section 18, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southeast Corner of the West Half of the Southwest Quarter of said Section 18 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 02° 00' 19" W along the east line of the West Half of the Southwest Quarter a distance of 2584.36 feet to a set iron rod on the southerly line of a parcel of land currently owned by Wheeling & Lake Erie Railroad;

thence N 87° 53' 17" E along said Wheeling & Lake Erie Railroad parcel a distance of 168.70 feet to a set iron rod;

thence along said Wheeling & Lake Erie Railroad parcel an arc distance of 543.73 feet along a curve to the right having a radius of 1861.29 feet, a chord of 541.80 feet and a chord bearing of S 83° 44' 32" E to a found iron rod marking a corner of a parcel of land currently owned by the Village of Sycamore;

thence S 56° 30' 24" E along said Village of Sycamore parcel a distance of 517.94 feet to a set iron rod marking a corner of said parcel;

thence S 02° 43' 04" E along said Village of Sycamore parcel a distance of 336.60 feet to a point marking a corner of said parcel;

thence S 52° 58' 34" E along said Village of Sycamore parcel a distance of 1263.90 feet to a set iron rod on the northwesterly right-of-way line of Sandusky Street marking a corner of said parcel, passing a set iron rod for reference a distance of 3.00 feet;

thence S 37° 08' 30" W along said right-of-way line a distance of 419.80 feet to a set iron rod marking the northeasterly corner of a parcel of land currently owned by H. McDermott, Jr.;

thence N 52° 55' 03" W along said McDermott parcel a distance of 645.03 feet to a set iron rod on the north-south half section line marking the northwesterly corner of said McDermott parcel;

thence S 02° 43' 04" E along said half section line a distance of 778.59 feet to a point on the north line of a parcel of land currently owned by Sycamore VF & RS, Inc., referenced by the next mentioned found iron rod;

thence S 87° 53' 58" W along said Sycamore VF & RS, Inc. parcel a distance of 57.26 feet to a found iron rod marking a corner of said parcel;

thence S 02° 29' 08" E along said Sycamore VF & RS, Inc. parcel a distance of 374.75 feet to a point on the centerline of State Highway 103 marking a corner of said parcel, passing a found iron rod for reference a distance of 344.85 feet;

thence S 87° 56' 06" W along said centerline a distance of 1302.44 feet to the **POINT OF BEGINNING.**

Containing in all 80.877 acres of land, more or less, of which 0.897 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 June, 2011.

Prior Deed Reference – Volume 174, Page 794; Volume 184, Page 260.

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