

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

**LEGAL DESCRIPTION OF A 27.276 ACRE PARCEL
FOR BOWMAN FARMS**

Being a parcel of land situated in part of the Northwest Part of Section 27, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at the northwest corner of said Section 27;

thence S 02° E along the west line of said Section 27 a distance of 12.61 chains to a point being the **POINT OF BEGINNING**;

thence N 88° E a distance of 21.60 chains to a point on the centerline of County Highway 37;

thence S 33° W along said centerline a distance of 28.44 chains to the Sandusky River;

thence N 65° W along said river 3.04 chains to a point;

thence N 78° W along said river a distance of 2.81 chains to a point on the west line of said Section 27;

thence N 02° W along said section line a distance of 21.19 chains to the **POINT OF BEGINNING**.

Containing in all 30.90 acres of land, more or less, being subject to all legal highways and easements of record.

LESS AND EXCEPT the following parcel of land:

Being 3.624 acres of land situated in the Northwest Quarter of Section 27 and being part of a 3.958 acre parcel of land situated in part of the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio and further described as follows:

Being a parcel of land situated in part of the Northwest Quarter of Section 27 and part of the Northeast Quarter of Section 28, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found P-K nail marking the intersection of the centerline of County Highway 37 and the centerline of Township Highway 30, referenced by a set iron rod located S 60° 00' 00" W a distance of 60.00 feet;

REFERENCE SURVEY VOL. 2
PAGE 198 IN THE TAX MAP OFFICE

(BOWMAN FARMS - REWRITE)
(27.276 A)

thence on an assumed bearing of S 35° 03' 12" W along the centerline of County Highway 37 a distance of 2278.19 feet to a found railroad spike referenced by a set iron rod located N 55° 00' 18" W a distance of 30.00 feet;

thence S 34° 59' 42" W along said centerline a distance of 124.32 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence continuing S 34° 59' 42" W along said centerline a distance of 459.02 feet to a set MAG nail;

thence N 35° 21' 10" W a distance of 61.67 feet to a set iron rod on the northerly line of the Sandusky River;

thence N 54° 41' 20" W along said line a distance of 115.91 feet to a set iron rod;

thence N 76° 20' 46" W along said line a distance of 182.47 feet to a set iron rod;

thence N 72° 37' 44" W along said line a distance of 70.41 feet to a point referenced by a set iron rod located N 00° 00' 00" E a distance of 5.00 feet;

thence N 82° 00' 04" W along said line a distance of 177.33 feet to a set iron rod;

thence N 54° 57' 19" E a distance of 233.18 feet to a set iron rod;

thence N 57° 21' 20" E a distance of 168.84 feet to a set iron rod;

thence S 83° 28' 13" E a distance of 483.69 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 449.56 feet.

Containing in all 3.958 acres of land, more or less, of which 3.624 acres, more or less, is situated in the Northwest Quarter of Section 27 of which 0.307 acre, more or less, is currently contained within the right-of-way of County Highway 37. The above described property being subject to all legal highways and easements of record.

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, 2000.

CONTAINING AFTER SAID EXCEPTION, 27.276 acres of land, more or less, subject to all legal highways and easements of record.

The 30.90 acre legal description was written by Victor B. Koehler, P. S. #7457 and is based upon a survey dated April 18, 1871 recorded in Survey Volume 2, Page 198 in the Wyandot County Tax Map Office.

Prior Deed Reference – Volume 121, Page 134.

03021-S
(27.276 ac.)