

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

**LEGAL DESCRIPTION OF A 10.079 ACRE PARCEL
FOR TIM VAUGHN**

Being a parcel of land situated in part of the Northwest Quarter of Section 19, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the center of said Section 19, referenced by a found iron rod situated N 00° 24' 49" E a distance of 30.00 feet;

thence on an assumed bearing of N 00° 24' 49" E along the north-south half section line a distance of 1015.08 feet to a set iron rod and being the **POINT OF BEGINNING**, passing a found iron rod a distance of 30.00 feet and a set iron rod a distance of 360.52 feet;

thence N 89° 47' 53" W a distance of 1344.19 feet to a set MAG nail on the centerline of Township Highway 107, passing a found iron rod a distance of 1314.19 feet;

thence N 00° 02' 00" W along said centerline a distance of 63.17 feet to a found iron rod;

thence N 20° 07' 42" E along said centerline a distance of 133.97 feet to a found iron rod;

thence N 27° 20' 14" E along said centerline a distance of 165.63 feet to a found iron rod marking the southwest corner of a parcel of land currently owned by D. L. Grove;

thence S 89° 55' 04" E along the south line of said Grove parcel a distance of 1224.50 feet to a set iron rod on the north-south half section line of said Section 19;

thence S 00° 24' 49" W along said half section line a distance of 339.09 feet to the **POINT OF BEGINNING**.

Containing in all 10.079 acres of land, more or less, of which 0.250 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 July, 2004.

Prior Deed Reference – Volume 212, Page 994.

04097-S Tract 3

REFERENCE SURVEY VOL. 8
PAGE 104 IN THE TAX MAP OFFICE
(TRACT 3) (10.079A)