

**VICTOR B. KOEHLER, P.S.  
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**LEGAL DESCRIPTION OF A 1.040 ACRE  
PARCEL FOR GARY L. & LILLIE M. PHELPS**

Being a parcel of land situated in part of the northwest quarter of section 27, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio and further described as follows:

Commencing at a found corner stone marking the north quarter post of said section;

thence S 90° 00' 00" W along the centerline of Township Highway 49, a distance of 577.40 feet to a found railroad spike;

thence S 00° 00' 00" W, a distance of 204.00 feet to a found iron rod and being the POINT OF BEGINNING, passing a found iron rod a distance of 20.00 feet;

thence continuing S 00° 00' 00" W, a distance of 134.00 feet to a set iron rod;

thence S 90° 00' 00" W, a distance of 338.00 feet to a set iron rod;

thence N 00° 00' 00" E, a distance of 134.00 feet to a found iron rod;

thence N 90° 00' 00" E, a distance of 338.00 feet to the POINT OF BEGINNING;

Containing in all 1.040 acres of land, more or less, and being subject to all legal highways and easements of record.

Bearings are assumed for angular measurements only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S., #7457, in June, 1996.

96055-S  
(093)

RECORDED OCTOBER 1996  
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