

VICTOR B. KOEHLER, P.S.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351

LEGAL DESCRIPTION OF A 3.019 ACRE
PARCEL FOR BETTY V. GROSSMAN

Being a parcel of land situated in part of the Northeast Quarter of Section 36 and the Southeast Quarter of Section 25, T 3 S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of Section 36;

thence N 00° 00' 00" E along the centerline of County Highway 109 a distance of 2234.20 feet to a set iron rod and being the POINT OF BEGINNING;

thence S 88° 00' 00" W a distance of 298.00 feet to a set iron rod, passing a set iron rod a distance of 30.02 feet;

thence N 00° 00' 00" E a distance of 441.60 feet to a set iron rod;

thence N 88° 00' 00" E a distance of 298.00 feet to a set iron rod on the centerline of County Highway 109, passing a set iron rod a distance of 267.98 feet;

thence S 00° 00' 00" W along said centerline a distance of 441.60 feet to the POINT OF BEGINNING.

Containing in all 3.019 acres of land, more or less, subject to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

All set iron rods are 1/2" diameter with plastic caps imprinted "VBK #7457".

This legal description is based upon an actual field survey performed by Victor B. Kochler, P.S., #7457, in January, 1998.

Prior Deed Reference - Volume 213, Page 431

98012-S (016)

REFERENCE SURVEY VOL. 2
PAGE 119 OF 100 PAGES