

**VICTOR B. KOEHLER, P.S.
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**LEGAL DESCRIPTION OF A 2.088 ACRE
PARCEL FOR JOHN P. GAGNON**

Being a parcel of land situated in part of the Southeast Quarter of Section 31, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found pipe in a monument box marking the Southeast Corner of said Section;

thence on an assumed bearing of N 01° 00' 00" E along the centerline of County Highway 134 a distance of 663.56 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence N 89° 53' 52" W a distance of 519.73 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 01° 00' 00" E a distance of 175.00 feet to a found iron rod with cap imprinted "NORRIS";

thence S 89° 53' 52" E a distance of 519.73 feet to a found railroad spike on the centerline of County Highway 134, passing a found iron rod with cap imprinted "NORRIS" a distance of 499.73 feet;

thence S 01° 00' 00" W along said centerline a distance of 175.00 feet to the **POINT OF BEGINNING**;

Containing in all 2.088 acres of land, more or less, of which 0.080 acres, more or less, is currently contained within the right-of-way of County Highway 134. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

All set iron rods are 5/8" diameter with plastic caps imprinted "VBK #7457".

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

Prior Deed Reference - Volume 192, Page 096.

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