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**LEGAL DESCRIPTION OF A 0.023 ACRE
PARCEL FOR RONALD M. OPPER**

Being a parcel of land situated in part of the West Half of the Northwest Quarter of Section 23, T-2-S, R-12-E, in the Village of Wharton, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northwest Corner of said Section;

thence on an assumed bearing of N 89° 03' 10" E along the centerline of Sandusky Street a distance of 1074.67 feet to a set P-K nail;

thence S 00° 02' 15" W a distance of 20.00 feet to a set iron rod on the south right-of-way line of said Street and being the **POINT OF BEGINNING**;

thence S 02° 28' 24" E a distance of 215.05 feet to a set iron rod;

thence S 89° 03' 10" W a distance of 9.42 feet to a set iron rod;

thence N 00° 02' 15" E a distance of 215.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.023 acres of land, more or less, and 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 September, 1998.

Prior Deed Reference - Volume 125, Page 563.

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REFERENCE SURVEY VOL. C
PAGE 190 IN THE TAX MAP OFFICE