

KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 2.000 ACRE PARCEL
FOR ROBERT K. AND JEFFREY D. WARNER**

Being a parcel of land situated in part of the Northwest Quarter of Section 16, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northwest Corner of said Section 16;

thence on an assumed bearing of N 90° 00' 00" E along the centerline of County Highway 44 a distance of 1184.10 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence continuing N 90° 00' 00" E along said centerline a distance of 428.15 feet to a set MAG nail;

thence S 00° 00' 00" W a distance of 135.00 feet to a set iron rod, passing a set iron rod a distance 20.00 feet;

thence S 30° 30' 06" W a distance of 54.65 feet to a set iron rod;

thence S 00° 00' 00" W a distance of 24.50 feet to a set iron rod;

thence N 90° 00' 00" W a distance of 400.42 feet to a set iron rod;

thence N 00° 00' 00" E a distance of 206.59 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 186.59 feet.

Containing in all 2.000 acres of land, more or less, of which 0.295 acre, more or less, will be contained within the right-of-way of County Highway 44. 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 November, 1999.

Prior Deed Reference – Volume 137, Page 415.