

KOEHLER SURVEYING
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388

**LEGAL DESCRIPTION OF A 3.958 ACRE PARCEL
FOR BOWMAN FARMS**

Being a parcel of land situated in part of the Northwest Quarter of Section 27 and part of the Northeast Quarter of Section 28, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found P-K nail marking the intersection of the centerline of County Highway 37 and the centerline of Township Highway 30, referenced by a set iron rod located S 60° 00' 00" W a distance of 60.00 feet;

thence on an assumed bearing of S 35° 03' 12" W along the centerline of County Highway 37 a distance of 2278.19 feet to a found railroad spike referenced by a set iron rod located N 55° 00' 18" W a distance of 30.00 feet;

thence S 34° 59' 42" W along said centerline a distance of 124.32 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence continuing S 34° 59' 42" W along said centerline a distance of 459.02 feet to a set MAG nail;

thence N 35° 21' 10" W a distance of 61.67 feet to a set iron rod on the northerly line of the Sandusky River;

thence N 54° 41' 20" W along said line a distance of 115.91 feet to a set iron rod;

thence N 76° 20' 46" W along said line a distance of 182.47 feet to a set iron rod;

thence N 72° 37' 44" W along said line a distance of 70.41 feet to a point referenced by a set iron rod located N 00° 00' 00" E a distance of 5.00 feet;

thence N 82° 00' 04" W along said line a distance of 177.33 feet to a set iron rod;

thence N 54° 57' 19" E a distance of 233.18 feet to a set iron rod;

thence N 57° 21' 20" E a distance of 168.84 feet to a set iron rod;

thence S 83° 28' 13" E a distance of 483.69 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 449.56 feet.

Containing in all 3.958 acres of land, more or less, of which 0.307 acre, more or less, is currently contained within the right-of-way of County Highway 37. 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 April, 2000.

Prior Deed Reference – Volume 113, Page 511.

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