

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

LEGAL DESCRIPTION OF A 4.094 ACRE PARCEL
FOR MAXSAM, INC.

Being Lot #4 of Straser's Subdivision situated in part of the Southwest Quarter of Section 21, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod in a monument box marking the South Quarter Post of said Section 21;

thence on an assumed bearing of N 00° 33' 28" W along the centerline of County Highway 121 a distance of 759.00 feet to a set MAG nail marking the southeast corner of said Lot #4 and being the **POINT OF BEGINNING**, passing a found iron rod a distance of 726.00 feet;

thence S 89° 08' 20" W along the south line of said Lot #4 a distance of 194.04 feet to a set iron rod marking a corner of said Lot #4, passing a set iron rod a distance of 60.00 feet;

thence N 00° 33' 28" W along a line of said Lot #4 a distance of 132.00 feet to a set iron rod marking a corner of said Lot #4;

thence S 69° 22' 19" W along a line of said Lot #4 a distance of 182.16 feet to a set iron rod marking a corner of said Lot #4;

thence N 83° 40' 07" W along a line of said Lot #4 a distance of 284.00 feet to a set iron rod marking a corner of said Lot #4;

thence N 48° 19' 44" W along a line of said Lot #4 a distance of 220.16 feet to a point on the low water line of the Sandusky River, passing a set iron rod a distance of 170.16 feet;

thence N 73° 48' 14" E along the low water line of the Sandusky River a distance of 293.42 feet to a point referenced by a set iron rod situated S 00° 56' 22" E a distance of 30.00 feet;

thence N 89° 03' 38" E along the low water line of the Sandusky River a distance of 70.07 feet to a point referenced by a found iron rod situated S 00° 33' 28" E a distance of 10.00 feet;

thence S 87° 48' 37" E along the low water line of the Sandusky River a distance of 145.50 feet to a point referenced by a found iron rod situated S 02° 11' 23" W a distance of 3.00 feet;

thence S 84° 29' 13" E along the low water line of the Sandusky River a distance of 313.91 feet to a found drill hole in a concrete bridge deck located on the centerline of County Highway 121;

thence S 00° 33' 28" E along said centerline a distance of 289.88 feet to the **POINT OF BEGINNING**.

Containing in all 4.094 acres of land, more or less, of which 0.375 acre, more or less, is currently contained within highway right-of-ways. 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 September, 2000.

Prior Deed Reference – Volume 172, Page 86.

00153-S (208)