

KOEHLER SURVEYING
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LEGAL DESCRIPTION OF A 65.704 ACRE PARCEL
FOR SHIRLEY FRANK

Being a parcel of land situated in part of the Southwest Quarter of Section 30, Crane Township and the Southeast Quarter of Section 30 in the City of Upper Sandusky, T-2-S, R-14-E, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the southwest corner of said Section 30;

thence on an assumed bearing of S 89° 58' 13" E along the centerline of County Highway 330 a distance of 1411.57 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by Robert W. Frank, et ux and being the **POINT OF BEGINNING**;

thence N 00° 19' 50" E along the east line of said Frank parcel a distance of 2647.79 feet to a set iron rod on the east-west half section line of said Section 30 marking the northeast corner of said Frank parcel, passing a set iron rod a distance of 30.00 feet;

thence S 89° 59' 43" E along said half section line a distance of 574.11 feet to a set iron rod on west line of a parcel of land currently owned by CSX Transportation;

thence S 26° 52' 07" E along the west line of said CSX Transportation parcel a distance of 1886.68 feet to a set iron rod marking a northeasterly corner of a parcel of land currently owned by Walton Agri-Service, Inc.;

thence S 53° 49' 35" W along a north line of said Walton Agri-Service parcel a distance of 136.97 feet to a found iron rod marking a corner of said Walton Agri-Service parcel, passing a found iron rod a distance of 133.36 feet;

thence N 90° 00' 00" W along a north line of said Walton Agri-Service parcel a distance of 150.00 feet to a found iron rod marking a corner of said Walton Agri-Service parcel;

thence S 11° 18' 36" E along a west line of said Walton Agri-Service parcel a distance of 620.20 feet to a point on the north line of a parcel of land currently owned by David A. Balz, et ux, passing a found iron rod a distance of 618.20 feet;

thence N 90° 00' 00" W along the north line of said Balz parcel a distance of 194.96 feet to a set iron rod marking the northwest corner of said Balz parcel;

thence S 00° 00' 00" W along the west line of said Balz parcel a distance of 275.11 feet to a set MAG nail on the centerline of County Highway 330 marking the southwest corner of said Balz parcel, passing a set iron rod a distance of 245.11 and a found P-K nail a distance of 275.00 feet;

thence S 89° 58' 13" W along said centerline a distance of 1108.17 feet to the **POINT OF BEGINNING**.

Containing in all 65.704 acres of land, more or less, of which 0.763 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 January, 2002.

Prior Deed Reference – Volume 168, Page 216.

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