

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

LEGAL DESCRIPTION OF A 57.000 ACRE PARCEL
FOR MARGARET T. WELLY

Being a parcel of land situated in part of the Northwest and Southwest Quarters of Section 1, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southwest Corner of Section 36, T-2-S, R-12-E;

thence on an assumed bearing of N 89° 16' 33" E along the centerline of County Highway 53 a distance of 918.63 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 00° 07' 56" E a distance of 20.00 feet;

thence continuing N 89° 16' 33" E along said centerline a distance of 969.57 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by E. B. Boes;

thence S 00° 07' 56" E along the west line of said Boes parcel a distance of 2507.19 feet to a set iron rod on the northerly line of a parcel of land currently owned by CSX Transportation marking the southwest corner of said Boes parcel, passing a set iron rod a distance of 20.00 feet;

thence S 81° 55' 29" W along the northerly line of said CSX Transportation parcel a distance of 352.64 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by D. J. Kin;

thence N 88° 57' 23" W along the north line of said Kin parcel a distance of 327.00 feet to a set iron rod marking the northwest corner of said Kin parcel;

thence S 00° 13' 18" E along the west line of said Kin parcel a distance of 52.31 feet to a set iron rod on the northerly line of the aforementioned CSX Transportation parcel;

thence S 81° 55' 29" W along the northerly line of said CSX Transportation parcel a distance of 296.26 feet to a set iron rod;

thence N 00° 07' 56" W a distance of 2632.44 feet to the **POINT OF BEGINNING** passing a set iron rod a distance of 2612.44 feet;

Containing in all 57.000 acres of land, more or less, of which 0.445 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 June, 2004.

Prior Deed Reference – Volume 179, Pages 467 – 493.

04054-S

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