

KOEHLER SURVEYING, INC.
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LEGAL DESCRIPTION OF A 0.409 ACRE PARCEL
FOR PHILLIP CONLEY

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

Commencing at a found nail marking the intersection of the centerlines of Township Highway 95 and State Route 568, referenced by a set iron rod situated S 40° 33' 54" W a distance of 30.06 feet;

thence on an assumed bearing of N 45° 45' 33" W along the centerline of State Route 568 a distance of 642.30 feet to a found railroad spike referenced by a set iron rod situated S 44° 30' 15" W a distance of 30.00 feet;

thence N 45° 13' 56" W continuing along said centerline a distance of 413.10 feet to a found P-K nail marking a northerly corner of a parcel of land currently owned by P. & K. Conley and being the **POINT OF BEGINNING**;

thence S 45° 04' 04" W along a northwesterly line of said Conley parcel a distance of 250.00 feet to a found iron rod marking a southerly corner of said Conley parcel, passing a found iron rod a distance of 30.00 feet;

thence N 45° 13' 56" W a distance of 71.26 feet to a set iron rod;

thence N 45° 04' 04" E a distance of 250.00 feet to a set MAG nail on the centerline of State Route 568, passing a set iron rod a distance of 220.00 feet;

thence S 45° 13' 56" E along said centerline a distance of 71.26 feet to the **POINT OF BEGINNING**.

Containing in all 0.409 acre of land, more or less, of which 0.049 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 July, 2004.

Prior Deed Reference – Volume 117, Page 97.
04119-S

REFERENCE SURVEY VOL. C
PAGE 827 IN THE TAX MAP OFFICE