

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

---

**LEGAL DESCRIPTION OF A 39.870 ACRE PARCEL  
FOR PAUL PHIPPS**

Being a parcel of land situated in part of the Southwest Quarter of Section 26, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron pipe marking the South Quarter Post of said Section 26 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 23' 42" W along the centerline of Township Highway 36 a distance of 656.90 feet to a set MAG nail;

thence N 00° 15' 03" W a distance of 2643.23 feet to a set iron rod on the east-west half section line, passing a set iron rod a distance of 30.00 feet;

thence N 89° 17' 09" E along the east-west half section line a distance of 656.91 feet to a set iron rod marking the center of said Section 26;

thence S 00° 15' 03" E along the north-south half section line a distance of 2644.49 feet to the **POINT OF BEGINNING**.

Containing in all 39.870 acres of land, more or less, of which 0.452 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, 2004.

Prior Deed Reference – O. R. Volume 46, Page 210.

04149-S