

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

**LEGAL DESCRIPTION OF A 1.100 ACRE PARCEL
FOR CHRIS BROWN**

Being a parcel of land situated in part of the Southeast Quarter of Section 30, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of said Section 30;

thence on an assumed bearing of S 00° 35' 33" E along the centerline of Township Highway 134 a distance of 1379.00 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by J. Smalley, et ux, and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 89° 20' 54" W a distance of 20.00 feet;

thence continuing S 00° 35' 33" E along said centerline a distance of 175.00 feet to a set MAG nail;

thence S 89° 20' 54" W a distance of 195.00 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 00° 35' 33" W a distance of 13.00 feet to a set iron rod;

thence S 89° 20' 54" W a distance of 85.00 feet to a set iron rod;

thence N 00° 35' 33" W a distance of 162.00 feet to a set iron rod on the south line of the aforementioned Smalley parcel;

thence N 89° 20' 54" E along the south line of said Smalley parcel a distance of 280.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 260.00 feet.

Containing in all 1.100 acres of land, more or less, of which 0.080 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 November, 2004.

Prior Deed Reference – Volume 187, Page 85.

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PLATED SURVEY VOL. C
PAGE 870 IN THE TAX MAP OFFICE