

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

**LEGAL DESCRIPTION OF A 19.870 ACRE PARCEL
FOR PHIPPS/WEININGER**

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 found MAG nail marking the southeast corner
of a parcel of land currently owned by B. G. Bils;

thence N 00° 15' 03" W along the east line of said Bils parcel a distance of 1316.98 feet
to a set iron rod, passing a found iron rod a distance of 30.00 feet;

thence N 89° 17' 09" E a distance of 656.91 feet to a set iron rod on the north-south half
section line of said Section 26;

thence S 00° 15' 03" E along the north-south half section line a distance of 1318.24 feet
to the **POINT OF BEGINNING**.

Containing in all 19.870 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 June, 2006.

Prior Deed Reference – O. R. Volume 173, Page 304.

06108-S

Tract 2

REFERENCE SURVEY VOL. C
PAGE 1028 IN THE TAX MAP OFFICE
(TRACT #2) (19.87A)