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LEGAL DESCRIPTION OF A 1.979 ACRE PARCEL
FOR MARK SMALLEY

Being a parcel of land situated in part of the Southeast Quarter of Section 8, T-1-S,
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said
Section 8;

thence on an assumed bearing of S 89° 52' 59" E along the centerline of County
Highway 16 a distance of 650.28 feet to a found MAG nail, referenced by a found iron
rod situated S 34° 50' 30" E a distance of 68.07 feet;

thence N 08° 41' 29" W along said centerline a distance of 151.67 feet to a found railroad
spike marking the northwest corner of a parcel of land currently owned by G. L. Johnson
and being the **POINT OF BEGINNING**, referenced by a found iron rod situated
N 89° 01' 31" E a distance of 30.27 feet;

thence continuing N 08° 41' 29" W along said centerline a distance of 207.00 feet to a
found railroad spike a referenced by a set iron rod situated S 60° 00' 33" E a distance of
38.43 feet;

thence N 88° 37' 36" E along said centerline a distance of 432.35 feet to a found railroad
spike marking the northwest corner of a parcel of land currently owned by J. D. Caudill,
passing a found railroad spike a distance of 206.99 feet;

thence S 01° 19' 21" E along the west line of said Caudill parcel a distance of 205.40 feet
to a found iron pipe on the north line of a parcel of land currently owned by T. Runion,
et al, marking the southwest corner of said Caudill parcel, passing a set iron rod for
reference a distance of 20.00 feet;

thence S 88° 38' 51" W along the north line of said Runion parcel a distance of 198.85
feet to a found iron pipe marking the northwest corner of said Runion parcel;

thence S 08° 40' 40" E along the west line of said Runion parcel a distance of 1.43 feet to
a point on the north line of a parcel of land currently owned by G. L. Johnson, referenced
by the last mentioned found iron pipe;

thence S 89° 01' 31" W along the north line of said Johnson parcel a distance of 207.14
feet to the **POINT OF BEGINNING**, passing a found iron rod for reference a distance
of 176.87 feet.

Containing in all 1.979 acres of land, more or less, of which 0.330 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 February, 2007.

Prior Deed Reference – Volume 210, Page 969; OR Volume 94, Page 161.

07011-S

