

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

**LEGAL DESCRIPTION OF A 4.138 ACRE PARCEL
FOR DAVE DLUBAK**

Being a parcel of land situated in part of the Northeast Quarter of Section 27, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike over an iron rod in a monument box marking the Center of said Section 27;

thence on an assumed bearing of N 00° 15' 34" E along the centerline of Township Highway 122 a distance of 992.50 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 89° 44' 26" E a distance of 20.00 feet;

thence continuing N 00° 15' 34" E along said centerline a distance of 338.30 feet to a found MAG nail marking the southwest corner of a parcel of land currently owned by D. Derr, et ux;

thence S 89° 35' 18" E along the south line of said Derr parcel and the south line of a parcel of land currently owned by J & S Operations, LTD, a distance of 1329.71 feet to a found iron rod on the west line of a 75.39 acre parcel of land currently owned by D. Dlubak marking the southeast corner of said J & S Operations, LTD parcel, passing a found iron pipe a distance of 20.03 feet;

thence S 00° 20' 13" W along the west line of said Dlubak parcel a distance of 68.18 feet to a set iron rod;

thence N 88° 35' 27" W a distance of 967.31 feet to a set iron rod;

thence S 00° 15' 34" W a distance of 286.00 feet to a set iron rod;

thence N 89° 44' 26" W a distance of 362.50 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 342.50 feet.

Containing in all 4.138 acres of land, more or less, of which 0.155 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 October, 2007.

Prior Deed Reference – OR Volume 136, Page 977.

