

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 48.241 ACRE PARCEL
FOR STEVE PHILLIPS**

Being a parcel of land situated in part of the Northeast Quarter of Section 10, T-1-S,
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of the north-
south half section line and the centerline of Township Highway 11 and being the **POINT
OF BEGINNING**;

thence on an assumed bearing of N 00° 13' 35" W along said half section line a distance
of 1485.21 feet to a set iron rod marking the southwest corner of a parcel of land
currently owned by R. Miller, et al, passing a found iron rod a distance of 327.92 feet;

thence S 89° 20' 05" E along the south line of said Miller parcel a distance of 1423.21
feet to a set iron rod marking the northwest corner of a parcel of land currently owned by
Mott-Buckland Farms, Inc.;

thence S 00° 31' 25" E along the west line of said Mott-Buckland Farms, Inc. parcel a
distance of 1460.38 feet to a found stone on the centerline of Township Highway 11
marking the southwest corner of said parcel;

thence S 89° 39' 55" W along said centerline a distance of 1430.62 feet to the **POINT
OF BEGINNING**.

Containing in all 48.241 acres of land, more or less, of which 0.657 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
#7457, in April, 2011.

Prior Deed Reference – Volume 206, Page 88.
11021-S

REFERENCE SURVEY VOL. C
1890 IN THE TAX MAP OFFICE

