

KOERLER SURVEYING, INC.
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LEGAL DESCRIPTION OF A 3.369 ACRE PARCEL
FOR FLORA COONS ESTATE

Being a parcel of land situated in part of the Northwest Quarter of Section 14, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of Township Highway 124 and County Highway 44;

thence on an assumed bearing of S 00° 13' 27" W along the centerline of Township Highway 124 a distance of 913.0 feet to a point marking the northeasterly corner of a parcel of land currently owned by T. Richey, et ux, and being the **POINT OF BEGINNING**, referenced by a found iron pipe situated N 89° 47' 22" W a distance of 20.00 feet;

thence continuing S 00° 13' 27" W along said centerline a distance of 184.75 feet to a point marking a corner of said Richey parcel referenced by a found iron rod situated S 89° 54' 32" W a distance of 20.14 feet;

thence N 89° 47' 22" W along said Richey parcel a distance of 322.35 feet to a set iron rod marking a corner of said parcel, passing a found railroad spike a distance of 0.18 feet;

thence S 00° 13' 03" W along said Richey parcel a distance of 325.25 feet to a set iron rod marking a corner of said parcel;

thence N 89° 47' 22" W along said Richey parcel a distance of 171.00 feet to a point marking a corner of said parcel;

thence N 00° 13' 03" E along said Richey parcel a distance of 510.00 feet to a point marking a corner of said parcel, passing two set iron rods for reference a distance of 32.00 feet and 505.00 feet respectively;

thence S 89° 47' 22" E along said Richey parcel a distance of 493.37 feet to the **POINT OF BEGINNING**, passing a found railroad spike a distance of 493.16 and two found iron pipes a distance of 146.00 feet and 473.37 feet respectively.

Containing in all 3.369 acres of land, more or less, of which 0.085 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 January, 2012.

Prior Deed Reference - Volume 182, Pages 107 & 109.

12002-S