

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 21.399 ACRE PARCEL
FOR ALICE BAKER LIVING TRUST**

Being a parcel of land situated in part of the Southwest Quarter of Section 27 and the Southeast Quarter of Section 28, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the centerline of Township Highway 98 and the north line of the south half of the southeast quarter of said Section 28 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 54' 55" W along the centerline of Township Highway 98 a distance of 501.88 feet to a set MAG nail on the limited access right-of-way line of U. S. Route 23, referenced by the next mentioned set iron rod;

thence N 89° 05' 05" E along said limited access right-of-way line a distance of 50.00 feet to a set iron rod;

thence N 05° 04' 25" E along said limited access right-of-way line a distance of 479.23 feet to a set iron rod;

thence S 61° 54' 17" E along said limited access right-of-way line a distance of 1436.22 feet to a point referenced by a found concrete monument situated S 41° 46' 24" E a distance of 0.59 feet;

thence along said limited access right-of-way line an arc distance of 529.25 feet along a curve to the right having a radius of 4458.66 feet, a chord of 528.94 feet and a chord bearing of S 58° 30' 15" E to a point on the north line of the south half of the southwest quarter of said Section 27;

thence S 87° 31' 33" W along said line a distance of 462.40 feet to a set iron rod on the line common to Sections 28 and 27 marking the northeast corner of the south half of the southeast quarter of said Section 28, passing a found iron rod for reference a distance of 1.04 feet;

thence S 89° 41' 18" W along the north line of the south half of the southeast quarter of said section 28 a distance of 1340.41 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 1320.41 feet.

Containing in all 21.399 acres of land, more or less, of which 0.429 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, 2012.

Prior Deed Reference – Volume 56, Page 81.

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