

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 16.783 ACRE PARCEL
FOR JUSTIN FLOWERS**

Being a parcel of land situated in part of the Southwest Quarter of Section 33, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the Southwest Corner of said Section 33;

thence on an assumed bearing of N 00° 33' 22" E along the centerline of County Highway 215 a distance of 1002.15 feet to a found MAG nail marking the northwest corner of a parcel of land currently owned by H. Heckathorn and being the **POINT OF BEGINNING**, referenced by a found iron rod situated S 89° 45' 27" E a distance of 20.00 feet;

thence continuing N 00° 33' 22" E along said centerline a distance of 326.38 feet to a set MAG nail marking the southwest corner of the north half of the southwest quarter of said Section 33;

thence S 89° 45' 27" E along the south line of the north half of the southwest quarter a distance of 2668.13 feet to a set iron rod on the north-south half section line marking the southeast corner of north half of the southwest quarter, passing a set iron rod for reference a distance of 20.00 feet;

thence S 00° 08' 25" W along said half section line a distance of 4.71 feet to a point marking a corner of a parcel of land currently owned by The Dilley Family Trust;

thence N 89° 53' 01" W along said Dilley Family Trust parcel a distance of 440.55 feet to a found iron rod marking a corner of said parcel, passing a found iron rod for reference a distance of 3.51 feet;

thence S 01° 24' 02" E along said Dilley Family Trust parcel a distance of 320.83 feet to a found iron rod marking the northeast corner of said Heckathorn parcel;

thence N 89° 45' 27" W along said Heckathorn parcel a distance of 2238.57 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 2218.57 feet.

Containing in all 16.783 acres of land, more or less, of which 0.150 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 196, Pages 225 and 227; Volume 198, Page 491.

12153-S

