

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

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**LEGAL DESCRIPTION OF A 4.603 ACRE PARCEL  
FOR PSD DEVELOPMENT, LLC**

Being a parcel of land situated in part of the Northwest Quarter of Section 2, T-2-S,  
R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the intersection of the centerlines of Township  
Highway 104 and County Highway 4, referenced by a found iron rod situated  
S 32° 13' 45" W a distance of 36.12 feet;

thence on an assumed bearing of S 89° 58' 44" E along the centerline of County  
Highway 4 a distance of 1080.90 feet to a set MAG nail on the east line of CSX Railroad  
and being the **POINT OF BEGINNING**;

thence N 28° 18' 07" W along said line a distance of 309.20 feet to a set iron rod, passing  
a set iron rod for reference a distance of 22.72 feet;

thence S 89° 50' 48" E a distance of 813.19 feet to a found iron rod marking the  
northwest corner of a parcel of land currently owned by B. J. and E. J. Seifert, passing  
found iron rods at distances of 224.36 feet, 535.15 feet and 715.15 feet;

thence S 00° 09' 19" W along said Seifert parcel a distance of 270.31 feet to a set MAG  
nail on the centerline of County Highway 4 marking the southwest corner of said parcel,  
passing a found iron rod a distance of 248.99 feet;

thence N 89° 58' 44" W along said centerline a distance of 665.85 feet to the **POINT  
OF BEGINNING**.

Containing in all 4.603 acres of land, more or less, of which 0.308 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 April, 2013.

Prior Deed Reference – OR Volume 177, Page 664; OR 182, Page 783.

