

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 1.049 ACRE PARCEL
FOR BRIAN LUCIUS**

Being a parcel of land situated in part of the Southeast Quarter of Section 17 and the Northeast Quarter of Section 20, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the centerline of State Highway 53 and the centerline of State Highway 103 and being the **POINT OF BEGINNING**, referenced by a found iron rod situated S 40° 32' 01" E a distance of 38.47 feet;

thence on an assumed bearing of N 88° 13' 40" E along the centerline of State Highway 103 a distance of 176.08 feet to a found MAG nail marking the northwest corner of a parcel of land currently owned by Palmlein Farms, LTD.;

thence S 00° 00' 00" W along said Palmlein Farms, LTD., parcel a distance of 267.45 feet to a set iron rod, passing a found iron rod for reference a distance of 30.01 feet;

thence N 86° 44' 53" W a distance of 176.28 feet to a set MAG nail on the centerline of State Highway 53, passing a set iron rod for reference a distance of 151.24 feet;

thence N 00° 00' 00" E along said centerline a distance of 252.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.049 acres of land, more or less, of which 0.249 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, 2014.

Prior Deed Reference – OR Volume 152, Page 313.
14147-S