

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

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**LEGAL DESCRIPTION OF A 23.766 ACRE PARCEL  
FOR FRANKLIN TILE COMPANY**

Being a parcel of land situated in part of the Northeast Quarter of Section 6, T-3-S, R-14-E, in the City of Upper Sandusky, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the north quarter post of said Section 6, referenced by a found iron rod in a monument box situated N 00° 41' 30" W a distance of 0.71 feet and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing N 89° 44' 15" E along the north line of said Section 6 and the centerline of Spring Street a distance of 537.87 feet to a set MAG nail marking the west right-of-way of a parcel of land now or formerly owned by CSX Railroad, referenced by a set iron rod situated S 00° 27' 17" W a distance of 30.00 feet;

thence S 00° 27' 17" W along the west right-of-way line of said CSX Railroad a distance of 1998.16 feet to a set iron rod situated on a southerly corporation line of the City of Upper Sandusky, passing aforementioned set iron rod a distance of 30.00 feet;

thence S 89° 30' 50" W along a southerly corporation line of said City of Upper Sandusky a distance of 497.89 feet to a set iron rod marking the north-south half section line of said Section 6 and a westerly corporation line of said City of Upper Sandusky and the east line of a parcel of land now or formerly owned by F. & E. Leightey;

thence N 00° 41' 30" W along the north-south half section line of said Section 6 and a westerly corporation line of said City of Upper Sandusky and the east line of said F. & E. Leightey parcel a distance of 2000.00 feet to the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 1970.00 feet;

Containing in all 23.766 acres of land, more or less, of which 0.370 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 2017.

Prior Deed References – DV 203, Page 489

16167-S

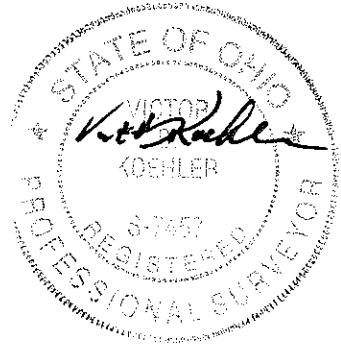


PT: 1 N: 0.0000 E: 0.0000  
N89°44'15"E DIST: 537.87  
PT: 2 N: 2.4642 E: 537.8644  
S0°27'17"W DIST: 1998.16  
PT: 3 N: -1995.6328 E: 522.0063  
S89°30'50"W DIST: 497.89  
PT: 4 N: -1999.8570 E: 24.1342  
N0°41'30"W DIST: 2000.00  
PT: 5 N: -0.0027 E: -0.0089

CLOSING BEARING/DISTANCE: N72°55'46"E DIST: 0.0093

MISCHLURE: N: -0.0027 E: -0.0089

AREA: 23.766 ACRES



OFFICE OF THE STATE SURVEYOR  
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"2017"