

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

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**LEGAL DESCRIPTION OF A 3.000 ACRE PARCEL  
FOR THE MONTGOMERY FAMILY**

Being a parcel of land situated in part of the Southwest Quarter of Section 16, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the east-west half section line of said Section 16 and the centerline of State Highway 67 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 89° 39' 00" E a distance of 41.61 feet;

thence on an assumed bearing of S 89° 39' 00" E along the east-west half section line of said Section 16 a distance of 97.86 feet to a set iron rod, passing the aforementioned found iron rod a distance of 41.61 feet;

thence S 00° 14' 38" W on a line a distance of 450.00 feet to a set iron rod;

thence N 89° 39' 00" W on a line a distance of 297.15 feet to a set iron rod;

thence N 00° 03' 26" E on a line a distance of 57.62 feet to a set iron rod;

thence N 42° 52' 29" W on a line a distance of 174.41 feet to a set MAG nail marking the centerline of said State Highway 67, passing a set iron rod a distance of 144.36 feet;

thence N 50° 33' 41" E along the centerline of said State Route 67 a distance of 412.35 feet to a found railroad spike referenced by a found iron rod situated N 88° 28' 41" E a distance of 42.98 feet;

thence N 44° 12' 51" E along the centerline of said State Highway 67 a distance of 1.95 feet to the **POINT OF BEGINNING**.

Containing in all 3.000 acres of land, more or less, of which 0.296 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 November 2017.

Prior Deed References – OR 20, Page 326, OR 244, Page 2435

17141-S

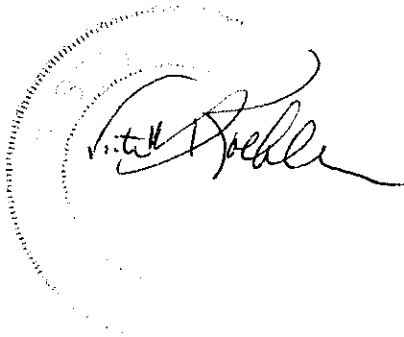


PT: 1 N: 0.0000 E: 0.0000  
S89°39'00"E DIST: 97.86  
PT: 2 N: -0.5978 E: 97.8582  
S0°14'38"W DIST: 450.00  
PT: 3 N: -450.5937 E: 95.9427  
N89°39'00"W DIST: 297.15  
PT: 4 N: -448.7785 E: -201.2018  
N0°03'26"E DIST: 57.62  
PT: 5 N: -391.1586 E: -201.1442  
N42°52'29"W DIST: 174.41  
PT: 6 N: -263.3434 E: -319.8124  
N50°33'41"E DIST: 412.35  
PT: 7 N: -1.3976 E: -1.3521  
N44°12'51"E DIST: 1.95  
PT: 8 N: 0.0000 E: 0.0077

CLOSING BEARING/DISTANCE: S89°41'41"W DIST: 0.0077

MISCLOSURE: N: 0.0000 E: 0.0077

AREA: 3.000 ACRES

A handwritten signature in black ink, appearing to read "V. H. Heller", is written over a faint, circular, dotted line that forms a partial circle around the signature.