

VICTOR B. KOEHLER, P.S.  
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LEGAL DESCRIPTION OF A 0.640 ACRE  
PARCEL FOR CONAGRA INC.

Being a parcel of land situated in part of the Village of Sycamore, Wyandot County, Ohio, and further described as follows:

Commencing at a found P-K nail marking the intersection of the centerlines of Saffell Street and Sycamore Avenue and being the POINT OF BEGINNING;

thence along the centerline of Sycamore Avenue N 02° 09' 00" W a distance of 17.23 feet to a set P-K nail on a northerly property line of the former Toledo & Ohio Central Railroad;

thence along said former railroad property on a curve to the left a distance of 76.37 feet to a set iron rod on the north line of original inlot 22, said curve having a radius of 2523.31 feet and a chord length of 76.37 feet bearing S 51° 14' 38" E;

thence along the north line of inlot 22 N 87° 37' 45" E a distance of 155.27 feet to a set iron rod at the northeast corner of said inlot 22;

thence along the east line of original inlots 22 and 21 S 02° 13' 43" E a distance of 114.69 feet to a set iron rod on a northerly line of the former Toledo & Ohio Central Railroad property;

thence along said former railroad property S 54° 22' 25" E a distance of 132.03 feet to a set iron rod on the north line of original inlot 114;

thence along the north line of original inlots 114 and 115 S 87° 38' 35" W a distance of 88.25 feet to a set iron rod at the northwest corner of inlot 115;

thence along the west line of original inlot 115 S 02° 13' 43" E a distance of 7.21 feet to a set iron rod on a southerly line of said former railroad property;

thence along said former railroad property N 54° 22' 25" W a distance of 160.01 feet to a set iron rod;

thence along said former railroad property S 35° 37' 35" W a distance of 3.00 feet to a set iron rod;

thence along said former railroad property on a curve to the right a distance of 87.00 feet to a set iron rod on the west line of original inlot 22, said curve having a radius of 2579.31 feet and a chord length of 87.00 feet bearing N 53° 24' 26" W;

thence along the west line of original inlot 22 N 02° 12' 45" W a distance of 30.02 feet to a set iron rod;

REFERENCE SURVEY MAP D  
(LANDS 20-1-15) PAGE 17 IN THE TAX MAP OFFICE  
(ORIGINAL PLAT) (PARCEL 1) - (0.640 A)

thence along said former railroad property on a curve to the right a distance of 43.52 feet to a set P-K nail on the centerline of Sycamore Avenue, said curve having a radius of 2556.31 feet and a chord length of 43.52 feet bearing N 51° 31' 22" W;

thence along the centerline of Sycamore Avenue N 02° 12' 45" W a distance of 26.82 feet to THE POINT OF BEGINNING;

Containing in all 0.640 acres of land, more or less, subject to all legal highways and easements of record.

Bearings are assumed for angular measurements only.

All set iron rods are 1/2" diameter with plastic caps imprinted "VBK #7457".

This legal description is based upon a survey performed by Victor B. Koehler, P.S., #7457, in December, 1996.

Prior Deed Reference - Volume 192, Page 311.

96093-S

(158)

parcel #1

"downtown parcel"

revised 12/06/96