

**KOEHLER SURVEYING
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 24.289 ACRE PARCEL
FOR JEFFREY D. WARNER**

Being a parcel of land situated in part of the Northeast Quarter of Section 17, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast corner of said Section;

thence on an assumed bearing of S 00° 18' 16" E along the centerline of Township Highway 136 a distance of 132.00 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by Danny D. Ralph and being the **POINT OF BEGINNING**;

thence continuing S 00° 18' 16" E along said centerline a distance of 1192.99 feet to a set MAG nail;

thence S 89° 48' 12" W a distance of 886.78 feet to a set iron rod, passing a set iron rod a distance 20.00 feet;

thence N 00° 18' 34" W a distance of 1193.11 feet to a set iron rod;

thence N 89° 48' 40" E a distance of 886.88 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 866.88 feet.

Containing in all 24.289 acres of land, more or less, of which 0.548 acre, more or less, is currently contained within the right-of-way of Township Highway 136. 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, 2000.

Prior Deed Reference – Volume 136, Page 572
Volume 137, Page 415

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