

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

LEGAL DESCRIPTION OF A 10.717 ACRE PARCEL
FOR CHRISTINE BILLHARDT COPE

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

Commencing at a found stone in a monument box marking the South Quarter Post of said
Section 16 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 13' 08" E along the north-south half section line
of said Section 16 a distance of 1072.98 feet to a set iron rod on a southerly line of a
parcel of land currently owned by Trinity Evangelical and Reformed Church of Upper
Sandusky;

thence N 60° 43' 44" E along said line a distance of 28.80 feet to a set MAG nail on the
centerline of County Highway 50 marking a corner of said Trinity Evangelical and
Reformed Church parcel;

thence S 72° 39' 41" E along said centerline a distance of 560.82 feet to a found MAG
nail, referenced by a set iron rod situated S 33° 45' 27" W a distance of 17.20 feet;

thence S 39° 49' 25" E along said centerline a distance of 84.56 feet to a set MAG nail,
referenced by a set iron rod situated S 78° 10' 35" W a distance of 18.69 feet;

thence S 16° 10' 35" W along said centerline and the centerline of County Highway 47 a
distance of 821.90 feet to a found iron rod;

thence S 72° 50' 17" W along said centerline a distance of 171.81 feet to a found nail
marking the southeast corner of a parcel of land currently owned by Emma B. Carpenter,
et vir;

thence N 01° 24' 36" E along the east line of said Carpenter parcel a distance of 181.19
feet to a found iron pipe marking the northeast corner of said Carpenter parcel, passing a
found iron pipe a distance of 21.00 feet;

thence N 88° 30' 25" W along the north line of said Carpenter parcel a distance of 179.95
feet to a found iron pipe marking the northwest corner of said Carpenter parcel;

thence S 01° 27' 27" W along the west line of said Carpenter parcel a distance of 200.84
feet to a point on the centerline of County Highway 47, passing a found iron rod a
distance of 180.84 feet;

thence N 89° 57' 49" W along said centerline a distance of 45.03 feet to the **POINT OF BEGINNING**;

Containing in all 10.717 acres of land, more or less, of which 0.686 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 May, 2001.

Prior Deed Reference – Volume 138, Page 229.

01036-S (050)