

KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 163.975 ACRE PARCEL
FOR CHRISTINE BILLHARDT COPE**

Being a parcel of land situated in part of the Southeast Quarter of Section 20, the Southwest Quarter of Section 21 and the Cherokee Boys Reservation, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the centerlines of State Route 53 and State Route 103 and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 29° 04' 34" E a distance of 46.03 feet;

thence N 00° 00' 00" E along said centerline a distance of 639.27 feet to a found MAG nail marking the southwest corner of a parcel of land currently owned by Mary Swerlein;

thence S 89° 59' 46" E along the south line of said Swerlein parcel a distance of 2742.63 feet to a found iron rod marking a southeast corner of said Swerlein parcel, passing a found iron rod a distance of 25.00 feet;

thence N 00° 12' 18" W along an east line of said Swerlein parcel a distance of 1014.36 feet to a point on the centerline of the Sandusky River, passing a set iron rod a distance of 1003.64 feet;

thence S 67° 04' 53" E along the centerline of the Sandusky River a distance of 130.87 feet to a point, referenced by a set iron rod situated S 08° 10' 13" W a distance of 35.00 feet;

thence S 79° 40' 32" E along the centerline of the Sandusky River a distance of 196.72 feet to a point, referenced by a set iron rod situated S 14° 52' 34" E a distance of 30.00 feet;

thence N 76° 38' 19" E along the centerline of the Sandusky River a distance of 201.04 feet to a point, referenced by a set iron rod situated S 23° 57' 58" E a distance of 25.00 feet;

thence N 64° 53' 26" E along the centerline of the Sandusky River a distance of 269.53 feet to a point, referenced by a set iron rod situated S 53° 44' 42" E a distance of 35.00 feet;

thence N 30° 58' 51" E along the centerline of the Sandusky River a distance of 227.31 feet to a point, referenced by a set iron rod situated S 32° 25' 46" E a distance of 60.00 feet;

thence N 57° 09' 00" E along the centerline of the Sandusky River a distance of 354.40 feet to a point, referenced by a set iron rod situated S 06° 04' 46" W a distance of 80.00 feet;

thence S $82^{\circ} 39' 08''$ E along the centerline of the Sandusky River a distance of 147.06 feet to a point, referenced by a set iron rod situated S $22^{\circ} 28' 47''$ W a distance of 80.00 feet;

thence S $61^{\circ} 59' 02''$ E along the centerline of the Sandusky River a distance of 208.64 feet to a point, referenced by a set iron rod situated S $45^{\circ} 23' 42''$ W a distance of 65.00 feet;

thence S $51^{\circ} 34' 52''$ E along the centerline of the Sandusky River a distance of 97.73 feet to a point, referenced by a set iron rod situated S $61^{\circ} 28' 33''$ W a distance of 80.00 feet;

thence S $20^{\circ} 51' 04''$ E along the centerline of the Sandusky River a distance of 222.85 feet to a point, referenced by a set iron rod situated N $74^{\circ} 23' 41''$ W a distance of 70.00 feet;

thence S $15^{\circ} 02' 13''$ W along the centerline of the Sandusky River a distance of 87.86 feet to a point, referenced by a set iron rod situated S $86^{\circ} 30' 08''$ W a distance of 75.00 feet;

thence S $01^{\circ} 05' 23''$ E along the centerline of the Sandusky River a distance of 244.32 feet to a point, referenced by a set iron rod situated S $48^{\circ} 20' 04''$ W a distance of 50.00 feet;

thence S $48^{\circ} 57' 20''$ E along the centerline of the Sandusky River a distance of 152.42 feet to a point, referenced by a set iron rod situated S $56^{\circ} 12' 16''$ W a distance of 70.00 feet;

thence S $26^{\circ} 08' 21''$ E along the centerline of the Sandusky River a distance of 302.64 feet to a point, referenced by a set iron rod situated S $73^{\circ} 46' 03''$ W a distance of 50.00 feet;

thence S $14^{\circ} 03' 40''$ E along the centerline of the Sandusky River a distance of 157.09 feet to a point, referenced by a set iron rod situated N $77^{\circ} 59' 30''$ W a distance of 50.00 feet;

thence S $14^{\circ} 32' 55''$ W along the centerline of the Sandusky River a distance of 113.11 feet to a point, referenced by a set iron rod situated N $79^{\circ} 22' 33''$ W a distance of 45.00 feet;

thence S $08^{\circ} 38' 11''$ W along the centerline of the Sandusky River a distance of 408.92 feet to a point, referenced by a set iron rod situated N $88^{\circ} 50' 07''$ W a distance of 60.00 feet;

thence S $06^{\circ} 18' 46''$ E along the centerline of the Sandusky River a distance of 114.62 feet to a point, referenced by a set iron rod situated N $86^{\circ} 07' 44''$ W a distance of 75.00 feet;

thence S $16^{\circ} 15' 44''$ W along the centerline of the Sandusky River a distance of 116.93 feet to a point, referenced by a set iron rod situated N $82^{\circ} 41' 16''$ W a distance of 50.00 feet;

thence S 00° 23' 54" W along the centerline of the Sandusky River a distance of 122.29 feet to a point, referenced by a set iron rod situated N 77° 45' 15" W a distance of 64.96 feet;

thence S 12° 52' 35" W along the centerline of the Sandusky River a distance of 272.80 feet to a point, referenced by a set iron rod situated N 62° 22' 45" W a distance of 65.00 feet;

thence S 29° 35' 55" W along the centerline of the Sandusky River a distance of 335.39 feet to a point marking a northeast corner of a parcel of land currently owned by Mott-Buckland Farms, referenced by a set iron rod situated N 75° 04' 08" W a distance of 54.76 feet;

thence S 89° 42' 33" W along a north line of said Mott-Buckland Farms parcel a distance of 1577.57 feet to a set iron rod;

thence S 89° 49' 31" W along a north line of said Mott-Buckland Farms parcel a distance of 2086.27 feet to a set iron rod marking a corner of said Mott-Buckland Farms parcel;

thence N 00° 32' 15" W along a line of said Mott-Buckland Farms parcel a distance of 519.77 feet to a set iron rod marking a northeast corner of said Mott-Buckland Farms parcel;

thence S 89° 49' 31" W along the north line of said Mott-Buckland Farm parcel a distance of 658.71 feet to a set MAG nail on the centerline of State Route 53 marking the northwest corner of said Mott-Buckland Farms parcel, passing a set iron rod a distance of 633.39 feet.

thence N 04° 11' 00" E along said centerline a distance of 40.42 feet to the **POINT OF BEGINNING**.

Containing in all 163.975 acres of land, more or less, of which 0.390 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 159, Page 566.
Volume 163, Page 31

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