

KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 69.848 ACRE PARCEL
FOR CHRISTINE BILLHARDT COPE**

Being a parcel of land situated in part of the Southwest Quarter of Section 21 and the Southeast Quarter of Section 20, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the Southeast Corner of said Section 20 (Southwest Corner Section 21) and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 38' 45" W along the south line of said Section 20 a distance of 1485.67 feet to a set iron rod on the centerline of County Highway 50;

thence N 79° 53' 56" E along said centerline a distance of 56.81 feet to a point marking the beginning of a curve;

thence continuing along said centerline an arc distance of 271.32 feet along a curve to the left having a radius of 372.27 feet, a chord of 265.35 feet and a chord bearing of N 59° 01' 10" E to a point, referenced by a set iron rod situated S 51° 51' 35" E a distance of 30.00 feet;

thence N 38° 08' 25" E along said centerline a distance of 317.99 feet to a found MAG nail referenced by a set iron rod situated S 51° 51' 35" E a distance of 30.00 feet;

thence N 38° 08' 16" E along said centerline a distance of 1578.63 feet to a set MAG nail on the limited access right-of-way line of U. S. Route 23;

thence S 52° 43' 45" E along said limited access right-of-way line a distance of 33.55 feet to a set iron rod on the east line of said Section 20 (west line of Section 21) and being the west line of a parcel of land currently owned by Upper Asphalt Co., Inc.;

thence S 00° 08' 57" E along said line a distance of 137.93 feet to a set iron rod marking the southwest corner of said Upper Asphalt parcel;

thence S 89° 54' 10" E along the south line of said Upper Asphalt parcel a distance of 783.96 feet to a set iron rod on the westerly limited access right-of-way line of U. S. Route 23 marking the southeast corner of said Upper Asphalt parcel;

thence S 44° 57' 21" E along said limited access right-of-way line a distance of 909.34 feet to a point referenced by a set iron rod situated S 17° 46' 38" E a distance of 62.63 feet;

thence S 39° 59' 52" E along said limited access right-of-way line a distance of 116.68 feet to a point marking the intersection of said line with the centerline of the Sandusky River, referenced by a set iron rod situated N 61° 58' 06" W a distance of 63.30 feet;

thence S 08° 11' 58" W along the centerline of the Sandusky River a distance of 759.39 feet to a point on the south line of said Section 21 (north line Section 28) referenced by a set iron rod situated N 26° 18' 30" W a distance of 69.71 feet;

thence S 89° 51' 37" W along said section line a distance of 1389.28 feet to the **POINT OF BEGINNING**.

Containing in all 69.848 acres of land, more or less, of which 1.490 acres, 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 July, 2001.

Prior Deed Reference – Volume 197, Page 595.

01039-S (053)