

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

LEGAL DESCRIPTION OF A 37.528 ACRE PARCEL
FOR DWIGHT C. BEAMER

Being a parcel of land situated in part of the Northeast Quarter of Section 27, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of said Section 27 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S $89^{\circ} 18' 21''$ W along the east-west half section line a distance of 1203.80 feet to a set iron rod on the east line of the Limited Access Right-of-Way of U. S. Route 23;

thence N $19^{\circ} 34' 32''$ W along said Limited Access Right-of-Way Line a distance of 329.90 feet to a set iron rod marking a corner of a parcel of land currently owned by The McCarthy Corporation;

thence N $00^{\circ} 03' 03''$ E along a line of said McCarthy Corporation parcel a distance of 314.99 feet to a set MAG nail on the centerline of County Highway 113 marking a corner of said McCarthy Corporation parcel referenced by a set iron rod situated N $69^{\circ} 27' 34''$ E, a distance of 40.35 feet;

thence N $19^{\circ} 44' 02''$ W along said centerline (north line of said McCarthy parcel) a distance of 245.94 feet to a set MAG nail marking the southwest corner of a parcel of land currently owned by Philip D. Herring, et ux;

thence N $81^{\circ} 09' 44''$ E along the south line of said Herring parcel a distance of 832.83 feet to a found iron rod marking a corner of said Herring parcel;

thence N $35^{\circ} 41' 51''$ W along a line of said Herring parcel a distance of 117.49 feet to a set iron rod marking a corner of said Herring parcel;

thence N $34^{\circ} 06' 37''$ W along a line of said Herring parcel a distance of 59.51 feet to a found iron rod marking a corner of said Herring parcel;

thence N $02^{\circ} 49' 05''$ W along a line of said Herring parcel a distance of 226.82 feet to a found iron pipe marking a corner of said Herring parcel;

thence N $01^{\circ} 11' 01''$ W along a line of said Herring parcel a distance of 302.33 feet to a found iron rod marking a corner of said Herring parcel;

thence N $01^{\circ} 20' 09''$ W along a line of said Herring parcel a distance of 121.53 feet to a found iron rod marking a corner of said Herring parcel;

thence N 01° 43' 58" E along a line of said Herring parcel a distance of 49.51 feet to a found iron pipe marking a corner of said Herring parcel;

thence N 84° 43' 06" E along a line of said Herring parcel a distance of 77.95 feet to a found iron pipe marking a corner of said Herring parcel;

thence N 30° 09' 34" E along a line of said Herring parcel a distance of 162.53 feet to a found iron pipe marking a corner of said Herring parcel;

thence N 47° 25' 30" E along a line of said Herring parcel a distance of 240.42 feet to a found iron pipe marking a corner of said Herring parcel;

thence N 52° 55' 01" E along a line of said Herring parcel a distance of 160.29 feet to a found iron pipe marking a corner of said Herring parcel;

thence N 88° 45' 16" E along a line of said Herring parcel a distance of 207.51 feet to a found iron pipe on a line of a parcel of land currently owned by Charlotte Stoneburner, et al (east line Section 27) marking a corner of said Herring parcel;

thence S 00° 35' 37" E along a line of said Stoneburner parcel (east line Section 27) a distance of 266.79 feet to a found iron rod marking a corner of said Stoneburner parcel;

thence S 80° 00' 55" W along a line of said Stoneburner parcel a distance of 113.94 feet to a found iron rod marking a corner of said Stoneburner parcel;

thence S 58° 47' 49" W along a line of said Stoneburner parcel a distance of 152.26 feet to a found iron rod marking a corner of said Stoneburner parcel;

thence S 31° 01' 26" W along a line of said Stoneburner parcel a distance of 238.60 feet to a found iron rod marking a corner of said Stoneburner parcel;

thence S 07° 32' 01" W along a line of said Stoneburner parcel a distance of 223.48 feet to a found iron rod marking a corner of said Stoneburner parcel;

thence S 01° 58' 40" E along a line of said Stoneburner parcel a distance of 183.22 feet to a found iron rod marking a corner of said Stoneburner parcel;

thence S 30° 01' 00" E along a line of said Stoneburner parcel a distance of 265.31 feet to a found iron rod marking a corner of said Stoneburner parcel;

thence S 55° 46' 45" E along a line of said Stoneburner parcel a distance of 323.23 feet to a found iron rod on the east line of said Section 27 marking a corner of said Stoneburner parcel;

thence S 00° 35' 37" E along a line of said Stoneburner parcel (east line Section 27) a distance of 840.68 feet to the **POINT OF BEGINNING**.

Containing in all 37.528 acres of land, more or less, of which 1.556 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 September, 2001.

Prior Deed Reference – Volume 127, Page 409.

01156-S (200)