

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

**LEGAL DESCRIPTION OF A 47.369 ACRE PARCEL
FOR JAMES B. McCLAIN**

Being a parcel of land situated in part of the Southeast and Southwest Quarters of Section 27, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the East Quarter Post of said Section 27;

thence on an assumed bearing of S 89° 20' 22" W along the east-west half section line of said Section 27 a distance of 1994.14 feet to a found iron rod marking the southwest corner of a parcel of land currently owned by I. M. DeLong, Trustee, et al, L. E. (northwest corner of a parcel of land currently owned by R. E. Monroe Ritzler, et al) and being the **POINT OF BEGINNING**, passing a found iron rod a distance of 33.00 feet;

thence S 00° 20' 24" W along the west line of said Ritzler parcel a distance of 1917.67 feet to a set iron pipe marking the northeast corner of a parcel of land currently owned by I. L. Chance;

thence N 89° 43' 18" W along the north line of said Chance parcel a distance of 770.12 feet to a found iron rod marking the northwest corner of said Chance parcel;

thence S 02° 49' 23" E along the west line of said Chance parcel a distance of 714.80 feet to a found railroad spike on the centerline of Township Highway 52 marking the southwest corner of said Chance parcel, passing a set iron rod a distance of 684.76 feet;

thence N 89° 44' 10" W along said centerline a distance of 259.73 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by H. M. Swartz;

thence N 00° 19' 56" E along the east line of said Swartz parcel a distance of 2617.48 feet to a found concrete post on said east-west half section line, passing 2 set iron rods a distance of 30.00 feet and 2612.48 feet respectively;

thence N 89° 44' 16" E along said half section line a distance of 319.96 feet to a set iron rod on the north-south half section line of said Section 22;

thence N 89° 20' 22" E along said north-south half section line a distance of 670.93 feet to the **POINT OF BEGINNING**, passing a found stone a distance of 111.18 feet.

(PARCEL 2)
REFERENCE SURVEY VOL. P
PAGE 192 IN THE TAX MAP OFFICE

Containing in all 47.369 acres of land, more or less, of which 0.178 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 March, 2003.

Prior Deed Reference – Volume 201, Page 991.

03037-S (048)

Parcel #2

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

**LEGAL DESCRIPTION OF A 4.342 ACRE PARCEL
FOR JAMES A. McCLAIN**

Being a parcel of land situated in part of the Northeast Quarter of Section 27, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the East Quarter Post of said Section 27;

thence on an assumed bearing of S 89° 20' 22" W along the east-west half section line of said Section 27 a distance of 1994.14 feet to a found iron rod marking the southwest corner of a parcel of land currently owned by I. M. DeLong, Trustee, et al, L. E. (northwest corner of a parcel of land currently owned by R. E. Monroe Ritzler, et al) and being the **POINT OF BEGINNING**, passing a found iron rod a distance of 33.00 feet;

thence continuing S 89° 20' 22" W along said half section line a distance of 559.75 feet to a found stone marking the southeast corner of a parcel of land currently owned by H. Grady, Jr.;

thence N 00° 40' 25" E along the east line of said Grady parcel a distance of 280.76 feet to a set MAG nail on the centerline of U. S. Route 30, passing 2 found iron rods a distance of 1.00 foot and 237.21 feet and a set iron rod a distance of 234.61 feet;

thence N 77° 50' 07" E along said centerline a distance of 573.95 feet to a set MAG nail marking the northwest corner of said DeLong parcel;

thence S 00° 40' 25" W along the west line of said DeLong parcel a distance of 395.26 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 46.15 feet.

Containing in all 4.342 acres of land, more or less, of which 0.593 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 March, 2003.

Prior Deed Reference – Volume 201, Page 991.

03037-S (048)
Parcel #1

(PARCEL 1)
REFERENCE SURVEY VOL. D
PAGE 192 IN THE TAX MAP OFFICE