

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

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**LEGAL DESCRIPTION OF A 102.542 ACRE PARCEL  
FOR JAMES SMALLEY**

Being a parcel of land situated in part of the Southwest and Southeast Quarters of Section 9, T-3-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the East Quarter Post of said Section 9 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 28' 12" E along the east line of said Section 9 a distance of 2181.00 feet to a point on the centerline of the Sandusky River, passing a set iron rod a distance of 2136.00 feet;

thence S 67° 35' 35" W along the centerline of the Sandusky River a distance of 672.60 feet to a point, referenced by a set iron rod situated S 67° 35' 35" W a distance of 50.00 feet;

thence S 44° 00' 07" W along the centerline of the Sandusky River a distance of 211.47 feet to a point, referenced by a set iron rod situated N 12° 45' 48" E a distance of 50.00 feet;

thence N 62° 55' 48" W along the centerline of the Sandusky River a distance of 133.73 feet to a point, referenced by a set iron rod situated N 33° 46' 14" E a distance of 50.00 feet;

thence N 30° 11' 31" W along the centerline of the Sandusky River a distance of 541.18 feet to a point, referenced by a set iron rod situated N 60° 22' 06" E a distance of 50.00 feet;

thence N 30° 24' 59" W along the centerline of the Sandusky River a distance of 354.30 feet to a point, referenced by a set iron rod situated N 43° 25' 31" E a distance of 75.00 feet;

thence N 45° 08' 17" W along the centerline of the Sandusky River a distance of 623.53 feet to a point, referenced by a set iron rod situated N 51° 45' 34" E a distance of 60.00 feet;

thence N 25° 29' 03" W along the centerline of the Sandusky River a distance of 495.66 feet to a point, referenced by a set iron rod situated N 34° 00' 00" E a distance of 70.00 feet;

thence N 63° 10' 54" W along the centerline of the Sandusky River a distance of 532.81 feet to a point, referenced by a set iron rod situated N 58° 52' 53" E a distance of 42.92 feet;

thence N 48° 51' 22" W along the centerline of the Sandusky River a distance of 485.38 feet to a point, referenced by a set iron rod situated S 84° 06' 24" E a distance of 82.52 feet;

thence N 14° 23' 21" E along the centerline of the Sandusky River a distance of 244.02 feet to a point on the north bank of a mill race, referenced by a set iron rod situated S 62° 34' 05" E a distance of 78.73 feet;

thence S 49° 11' 37" E along the north bank of said mill race a distance of 192.81 feet to a set iron rod on the north-south half section line of said Section 9;

thence N 00° 20' 40" W along said half section line a distance of 200.00 feet to a set iron rod marking the center of said Section 9;

thence S 89° 57' 13" E along the east-west half section line a distance of 2612.32 feet to the **POINT OF BEGINNING**.

Containing in all 102.542 acres of land, more or less, 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/April, 2004.

Prior Deed Reference – OR Volume 113, Page 1015.

04003-S