

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

LEGAL DESCRIPTION OF A 99.763 ACRE PARCEL
FOR VERA MICHELI

Being a parcel of land situated in part of the Southeast and Southwest Quarters of Section 26 and the Northeast and Northwest Quarters of Section 35, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod on the south line of a parcel of land currently owned by Jalip Limited marking the northeast corner of the southeast quarter of the southwest quarter and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 30' 05" E along the south line of said Jalip Limited parcel a distance of 682.18 feet to a point on the centerline of the Little Sandusky River (westerly line of a parcel of land currently owned by J. Taylor, et ux), passing a set iron rod a distance of 616.11 feet;

thence S 31° 14' 59" E along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 28.91 feet to a point, referenced by a found iron rod situated S 82° 39' 14" E a distance of 25.00 feet;

thence S 17° 22' 26" W along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 40.74 feet to a point, referenced by a found iron rod situated S 54° 36' 54" E a distance of 17.00 feet;

thence S 42° 58' 31" W along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 137.29 feet to a point, referenced by a found iron rod situated S 34° 44' 39" E a distance of 15.00 feet;

thence S 68° 19' 11" W along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 73.27 feet to a point, referenced by a found iron rod situated S 15° 51' 39" E a distance of 17.00 feet;

thence S 85° 35' 51" W along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 74.49 feet to a point, referenced by a found iron rod situated S 10° 41' 54" E a distance of 22.00 feet;

thence S 77° 41' 16" W along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 70.50 feet to a point, referenced by a found iron rod situated S 07° 27' 04" E a distance of 23.00 feet;

thence S 88° 18' 16" W along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 37.87 feet to a point, referenced by a found iron rod situated S 01° 51' 39" E a distance of 23.00 feet;

thence S 75° 19' 01" W along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 21.87 feet to a point, referenced by a found iron rod situated S 51° 27' 51" E a distance of 28.00 feet;

thence S 06° 45' 31" W along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 22.39 feet to a point, referenced by a found iron rod situated N 78° 57' 15" E a distance of 25.00 feet;

thence S 07° 56' 14" E along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 91.62 feet to a point, referenced by a found iron rod situated N 76° 30' 06" E a distance of 30.00 feet;

thence S 33° 27' 24" E along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 38.18 feet to a point, referenced by a found iron rod situated S 66° 37' 28" W a distance of 24.00 feet;

thence S 89° 46' 49" E along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 58.60 feet to a point, referenced by a found iron rod situated N 09° 11' 14" W a distance of 24.00 feet;

thence N 73° 31' 56" E along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 54.79 feet to a point, referenced by a found iron rod situated N 07° 12' 09" W a distance of 21.00 feet;

thence N 88° 35' 26" E along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 85.56 feet to a point, referenced by a found iron rod situated N 13° 59' 09" W a distance of 21.00 feet;

thence N 63° 40' 51" E along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 86.64 feet to a point, referenced by a found iron rod situated N 00° 20' 16" E a distance of 24.00 feet;

thence S 65° 51' 39" E along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 35.09 feet to a point, referenced by a found iron rod situated N 43° 29' 41" E a distance of 20.00 feet;

thence S 30° 13' 39" E along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 56.87 feet to a point, referenced by a found iron rod situated N 70° 35' 11" E a distance of 20.00 feet;

thence S 06° 36' 24" E along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 154.62 feet to a point, referenced by a found iron rod situated N 77° 23' 46" E a distance of 24.00 feet;

thence S 19° 49' 19" E along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 77.57 feet to a point, referenced by a found iron rod situated N 56° 23' 21" E a distance of 21.00 feet;

thence S 47° 05' 54" E along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 53.67 feet to a point, referenced by a found iron rod situated N 23° 29' 36" E a distance of 24.00 feet;

thence S 82° 37' 34" E along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 79.33 feet to a point, referenced by a found iron rod situated N 20° 54' 16" E a distance of 24.00 feet;

thence S 56° 33' 39" E along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 136.84 feet to a point, referenced by a found iron rod situated N 21° 09' 01" E a distance of 21.00 feet;

thence S 85° 01' 09" E along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 78.45 feet to a point, referenced by a found iron rod situated N 16° 24' 21" E a distance of 17.00 feet;

thence S 64° 07' 34" E along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 173.63 feet to a point, referenced by a found iron rod situated N 31° 46' 21" E a distance of 19.00 feet;

thence S 48° 54' 39" E along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 49.38 feet to a point, referenced by a found iron rod situated S 23° 05' 41" E a distance of 22.00 feet;

thence S 81° 54' 34" E along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 56.20 feet to a point, referenced by a found iron rod situated N 38° 33' 06" E a distance of 25.00 feet;

thence S 24° 20' 29" E along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 126.41 feet to a point, referenced by a found iron rod situated N 84° 41' 01" E a distance of 14.00 feet;

thence S 02° 01' 44" E along the centerline of the Little Sandusky River (westerly line of said Taylor parcel) a distance of 28.49 feet to a point;

thence leaving the confines of said River on a bearing of S 05° 38' 16" W along a west line of said Taylor parcel a distance of 171.84 feet to a found iron rod, passing a found iron rod a distance of 97.63 feet;

thence S 00° 22' 54" E along a west line of said Taylor parcel a distance of 152.79 feet to a found wood post, referenced by a found iron rod situated N 89° 33' 54" E a distance of 1.12 feet;

thence S 00° 02' 56" E along a west line of said Taylor parcel and a west line of a parcel of land currently owned by R. E. Alban, et ux, a distance of 1661.35 feet to a set iron rod on the Wyandot Indian Reservation Line;

thence S 89° 22' 30" W along said Reservation Line a distance of 122.12 feet to a set iron rod on a northerly line of the Limited Access Right-of-Way of United States Route 23;

thence N 47° 46' 44" W along said Limited Access Right-of-Way Line a distance of 365.81 feet to a set iron rod marking a point 130.00 feet right of Station 205+00 of said U. S. Route 23;

thence N 48° 22' 56" W along said Limited Access Right-of-Way Line a distance of 800.72 feet to a set iron rod marking a point 115.00 feet right of Station 213+00 of said U. S. Route 23;

thence N 46° 22' 07" W along said Limited Access Right-of-Way Line a distance of 600.15 feet to a set iron rod marking a point 125.00 feet right of Station 219+00 of said U. S. Route 23;

thence N 50° 12' 03" W along said Limited Access Right-of-Way Line a distance of 400.52 feet to a set iron rod marking a point 105.00 feet right of Station 223+00 of said U. S. Route 23;

thence N 43° 04' 38" W along said Limited Access Right-of-Way Line a distance of 407.68 feet to a set iron rod marking a point 140.00 feet right of Station 227+00 of said U. S. Route 23;

thence N 57° 09' 11" W along said Limited Access Right-of-Way Line a distance of 567.92 feet to a set iron rod marking a point 110.00 feet right of Station 232.50 of said U. S. Route 23;

thence N 14° 32' 49" W along said Limited Access Right-of-Way Line a distance of 378.66 feet to a set iron rod;

thence S 83° 45' 40" W along said Limited Access Right-of-Way Line a distance of 59.07 feet to a set iron rod on the centerline of Township Highway 124;

thence N 00° 29' 10" W along said centerline a distance of 115.07 feet to a set MAG nail marking the southwest corner of a parcel of land currently owned by P. J. Hirneise;

thence N 89° 18' 03" E along the south line of said Hirneise parcel a distance of 217.67 feet to a set iron rod marking the southeast corner of said Hirneise parcel, passing a set iron rod a distance of 61.73 feet;

thence N 00° 26' 01" W along the east line of said Hirneise parcel and the east line of a parcel of land currently owned by M. Otto a distance of 231.48 feet to a found iron pipe marking the southeast corner of a parcel of land currently owned by J. Kalb, Jr., et ux (northeast corner of said Otto parcel), passing a found iron pipe a distance of 32.00 feet;

thence N 00° 34' 40" W along the east line of said Kalb parcel a distance of 99.77 feet to a found iron pipe marking the southeast corner of a parcel of land currently owned by M. E. Blair, et ux (northeast corner said Kalb parcel);

thence N 00° 30' 28" W along the east line of said Blair parcel a distance of 94.27 feet to a found iron rod marking a corner of the aforementioned Jalip Limited parcel;

thence N 89° 30' 07" E along the south line of said Jalip Limited parcel a distance of 1100.71 feet to the **POINT OF BEGINNING**.

Containing in all 99.763 acres of land, more or less, of which 0.155 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, 2004.

Prior Deed Reference – Volume 181, Page 845.

02095-S