

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

**LEGAL DESCRIPTION OF A 3.421 ACRE PARCEL
FOR KEITH PHILLIPS**

Being a parcel of land situated in part of the Southwest Quarter of Section 18, T-1-S, R-13-E, Crawford Township and the Southeast Quarter of Section 13, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the West Quarter Post of said Section 18;

thence on an assumed bearing of S 00° 14' 28" E along the west line of said Section 18 a distance of 1422.48 feet to a set iron rod on the north line of the former Cincinnati, Sandusky and Cleveland Railroad and being the **POINT OF BEGINNING**;

thence S 63° 56' 51" E along the north line of said former railroad property a distance of 2056.06 feet to a set iron rod marking the P. T. Station of the following described curve;

thence continuing along the north line of said former railroad an arc distance of 650.97 feet along a curve to the left having a radius of 2997.08 feet, a chord of 649.69 feet and a chord bearing of S 70° 10' 12" E to a point on the north-south half section line of said Section 18, passing a set iron rod an arc distance of 630.37 feet;

thence S 00° 12' 31" E along said line a distance of 56.61 feet to a set MAG nail on the south line of said former railroad property;

thence along the south line of said former railroad property an arc distance of 676.44 feet along a curve to the right having a radius of 3052.08 feet, a chord of 675.05 feet and a chord bearing of N 70° 17' 49" W to a set iron rod marking the P. T. Station of said curve, passing a set iron rod an arc distance of 20.60 feet;

thence N 63° 56' 51" W along the south line of said former railroad property a distance of 2028.88 feet to a set iron rod on the west line of said Section 18 (east line of Section 13, T-1-S, R-12-E);

thence N 64° 25' 11" W along the south line of said former railroad property a distance of 2.37 feet to a found concrete post marking a corner of a parcel of land currently owned by T. Walter, et ux, referenced by a set iron rod situated S 64° 25' 11" E a distance of 2.37 feet;

thence N 02° 16' 59" W along an easterly line of said Walter parcel property a distance of 56.67 feet to a point on the north line of said former railroad, referenced by a set iron rod situated N 48° 12' 10" E a distance of 5.55 feet;

thence S 64° 25' 11" E along the north line of said former railroad property a distance of 4.61 feet to a point on the west line of said Section 18 (east line of Section 13, T-1-S, R-12-E), referenced by a set iron rod situated N 00° 14' 28" W a distance of 5.69 feet;

thence N 00° 14' 28" W along the west line of said Section 18 (east line of Section 13, T-1-S, R-12-E) a distance of 5.69 feet to the **POINT OF BEGINNING**.

Containing in all 3.421 acres of land, more or less, of which 0.026 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 December, 2005.

Prior Deed Reference – OR Volume 112, Page 624; Deed Volume 204, Page 152.

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