

KOEHLER SURVEYING, INC.
P.O. BOX 28
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LEGAL DESCRIPTION OF A 50.415 ACRE PARCEL
FOR THE ESTATE OF BERNICE SHINN

Being a parcel of land situated in part of the Southwest and Southeast Quarters of Section 4 and the Northwest Quarter of Section 9, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument marking the Southeast Corner of said Section 4 (Northeast Corner Section 9) as established by the Wyandot County Engineer;

thence on an assumed bearing of S 89° 48' 51" W along the south line of said Section 4 (north line Section 9) a distance of 398.02 feet to a point on the centerline of the Sandusky River and being the **POINT OF BEGINNING**, referenced by a found iron rod situated N 81° 47' 16" W a distance of 60.16 feet;

thence continuing S 89° 48' 51" W along the south line of said Section 4 (north line Section 9) a distance of 1748.35 feet to a point on the centerline of the Sandusky River referenced by a set iron rod situated N 18° 07' 11" W a distance of 82.24 feet;

thence N 47° 31' 51" W along the centerline of the Sandusky River a distance of 51.79 feet to a point referenced by a set iron rod situated N 16° 17' 51" W a distance of 45.00 feet;

thence N 78° 14' 32" W along the centerline of the Sandusky River a distance of 246.72 feet to a point referenced by a set iron rod situated N 04° 04' 09" E a distance of 70.00 feet;

thence S 72° 17' 36" W along the centerline of the Sandusky River a distance of 356.44 feet to a point referenced by a set iron rod situated N 11° 39' 27" W a distance of 75.00 feet;

thence S 85° 52' 03" W along the centerline of the Sandusky River a distance of 198.85 feet to a point referenced by a set iron rod situated N 33° 57' 46" E a distance of 70.00 feet;

thence N 49° 21' 50" W along the centerline of the Sandusky River a distance of 183.80 feet to a point referenced by a set iron rod situated N 61° 47' 16" E a distance of 55.00 feet;

thence N 03° 54' 51" E along the centerline of the Sandusky River a distance of 223.56 feet to a point referenced by a set iron rod situated S 47° 52' 03" E a distance of 55.00 feet;

thence N 43° 06' 51" E along the centerline of the Sandusky River a distance of 239.14 feet to a point referenced by a set iron rod situated S 25° 36' 37" E a distance of 55.00 feet;

thence N 62° 16' 13" E along the centerline of the Sandusky River a distance of 320.68 feet to a point referenced by a set iron rod situated S 42° 50' 17" E a distance of 70.00 feet;

thence N 50° 44' 58" E along the centerline of the Sandusky River a distance of 279.41 feet to a point referenced by a set iron rod situated S 78° 56' 32" E a distance of 65.00 feet;

thence N 10° 30' 13" E along the centerline of the Sandusky River a distance of 232.79 feet to a point referenced by a set iron rod situated S 52° 40' 04" E a distance of 75.00 feet;

thence N 22° 24' 05" W along the centerline of the Sandusky River a distance of 235.60 feet to a point referenced by a set iron rod situated N 59° 32' 54" E a distance of 75.00 feet;

thence N 21° 12' 18" W along the centerline of the Sandusky River a distance of 280.02 feet to a point referenced by a set iron rod situated N 75° 22' 01" E a distance of 80.00 feet;

thence N 08° 58' 38" W along the centerline of the Sandusky River a distance of 259.43 feet to a point referenced by a set iron rod situated S 70° 47' 30" E a distance of 70.00 feet;

thence N 16° 32' 51" E along the centerline of the Sandusky River a distance of 194.05 feet to a point referenced by a set iron rod situated S 61° 45' 43" E a distance of 80.00 feet;

thence N 58° 10' 26" E along the centerline of the Sandusky River a distance of 149.57 feet to a point referenced by a set iron rod situated S 16° 41' 16" E a distance of 85.00 feet;

thence N 87° 12' 23" E along the centerline of the Sandusky River a distance of 186.83 feet to a point referenced by a set iron rod situated S 00° 35' 01" E a distance of 90.00 feet;

thence S 77° 41' 46" E along the centerline of the Sandusky River a distance of 279.42 feet to a point referenced by a set iron rod situated S 24° 08' 29" W a distance of 90.00 feet;

thence S 61° 31' 14" E along the centerline of the Sandusky River a distance of 242.25 feet to a point referenced by a set iron rod situated S 55° 35' 49" W a distance of 100.00 feet;

thence S 05° 20' 40" W along the centerline of the Sandusky River a distance of 196.67 feet to a point referenced by a set iron rod situated N 56° 40' 16" W a distance of 70.00 feet;

thence S 42° 50' 21" W along the centerline of the Sandusky River a distance of 151.98 feet to a point referenced by a set iron rod situated N 60° 41' 37" W a distance of 45.00 feet;

thence S 27° 11' 46" W along the centerline of the Sandusky River a distance of 307.78 feet to a point referenced by a set iron rod situated N 80° 49' 44" W a distance of 60.00 feet;

thence S 10° 04' 50" W along the centerline of the Sandusky River a distance of 251.09 feet to a point referenced by a set iron rod situated S 78° 10' 17" W a distance of 60.00 feet;

thence S 15° 21' 43" E along the centerline of the Sandusky River a distance of 261.72 feet to a point referenced by a set iron rod situated S 60° 16' 34" W a distance of 80.00 feet;

thence S 29° 43' 26" E along the centerline of the Sandusky River a distance of 303.97 feet to a point referenced by a set iron rod situated S 60° 16' 34" W a distance of 80.00 feet;

thence S 74° 15' 14" E along the centerline of the Sandusky River a distance of 158.80 feet to a point referenced by a set iron rod situated S 15° 13' 02" E a distance of 70.00 feet;

thence N 75° 15' 28" E along the centerline of the Sandusky River a distance of 533.51 feet to a point referenced by a set iron rod situated S 05° 15' 33" W a distance of 70.00 feet;

thence S 83° 30' 53" E along the centerline of the Sandusky River a distance of 241.02 feet to a point referenced by a set iron rod situated S 09° 15' 06" W a distance of 65.00 feet;

thence S 66° 21' 55" E along the centerline of the Sandusky River a distance of 185.32 feet to a point referenced by a set iron rod situated S 32° 11' 46" W a distance of 70.00 feet;

thence S 42° 11' 46" E along the centerline of the Sandusky River a distance of 334.47 feet to a point referenced by a set iron rod situated S 73° 12' 06" W a distance of 75.00 feet;

thence S 28° 51' 01" E along the centerline of the Sandusky River a distance of 299.01 feet to the **POINT OF BEGINNING.**

Containing in all 50.415 acres of land, more or less, of which 0.741 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 February, March and April, 2004 and November, 2006.

Prior Deed Reference – Volume 122, Page 213.

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