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LEGAL DESCRIPTION OF A 27.114 ACRE PARCEL
FOR THE ESTATE OF FREDA ELCHERT

Being a parcel of land situated in part of the Northeast Quarter of Section 24, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron pipe marking the center of said Section 24;

thence on an assumed bearing of S 88° 57' 38" E along the east-west half section line a distance of 271.90 feet to a point on an easterly line of a parcel of land currently owned by J. L. Sparks, L. E., et al, extended, referenced by a set iron rod situated N 26° 22' 31" E a distance of 40.35 feet;

thence N 26° 22' 31" E along said line a distance of 7.83 feet to a set MAG nail on the centerline of State Highway 103 and being the **POINT OF BEGINNING**, passing a found railroad spike a distance of 1.72 feet;

thence continuing N 26° 22' 31" E along said Sparks parcel a distance of 221.92 feet to a set iron rod, passing a set iron rod for reference a distance of 32.52 feet;

thence N 35° 56' 58" E along said Sparks parcel a distance of 42.09 feet to a set iron rod;

thence N 27° 28' 56" E along said Sparks parcel a distance of 25.88 feet to a set iron rod;

thence N 20° 06' 15" E along said Sparks parcel a distance of 68.66 feet to a set iron rod;

thence N 26° 22' 31" E along said Sparks parcel a distance of 108.20 feet to a set iron rod;

thence N 00° 14' 37" W along said Sparks parcel a distance of 1826.60 feet to a found iron pipe on the south line of a 36 acre parcel of land currently owned by J. L. Sparks, L. E., et al;

thence S 76° 07' 45" E along the south line of said 36 acre Sparks parcel a distance of 1097.29 feet to a point on the centerline of the Tymochtee Creek, referenced by a found iron rod a situated S 77° 19' 22" E a distance of 41.64 feet;

thence S 46° 34' 44" W along said centerline a distance of 274.77 feet to a point referenced by a found iron rod a situated S 78° 27' 40" E a distance of 35.00 feet;

thence S 19° 54' 41" W along said centerline a distance of 710.35 feet to a point referenced by a found iron rod a situated S 76° 58' 53" E a distance of 72.00 feet;

thence S 35° 32' 44" E along said centerline a distance of 52.87 feet to a point on the north line of a parce. of land currently owned by C. Sizemore, et ux, referenced by a found iron rod a situated N 55° 47' 29" E a distance of 47.66 feet;

thence N 88° 57' 38" W along said C. Sizemore parcel a distance of 294.57 feet to a set iron rod marking the northwest corner of said parcel;

thence S 00° 15' 37" W along said C. Sizemore parcel a distance of 555.48 feet to a found iron pipe marking the northerly corner of a parcel of land currently owned by O. Sizemore, et ux;

thence S 63° 23' 45" W along said O. Sizemore parcel a distance of 81.46 feet to a set iron rod;

thence S 38° 56' 41" W along said O. Sizemore parcel a distance of 195.54 feet to a set iron rod;

thence S 02° 58' 41" W along said O. Sizemore parcel a distance of 114.64 feet to a set iron rod;

thence N 88° 24' 11" E along said O. Sizemore parcel a distance of 21.37 feet to a set iron rod;

thence S 02° 11' 51" W along said O. Sizemore parcel a distance of 235.11 feet to a set MAG nail on the centerline of State Highway 103 marking the southwesterly corner of said parcel, passing a set iron rod for reference a distance of 205.11 feet;

thence N 89° 29' 52" W along said centerline a distance of 255.66 feet to a set MAG nail referenced by a set iron rod a situated N 00° 30' 08" E a distance of 30.00 feet;

thence along said centerline an arc distance of 111.74 feet on a curve to the right having a radius of 1909.86 feet, a chord of 111.72 feet and a chord bearing of N 87° 49' 19" W to the **POINT OF BEGINNING**.

Containing in all 27.114 acres of land, more or less, of which 0.248 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 January, 2011.

Prior Deed Reference - Volume 188, Page 731.

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