

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

**LEGAL DESCRIPTION OF A 6.339 ACRE PARCEL
FOR MENNELL MILLING COMPANY**

Being a parcel of land situated in part of the Southeast Quarter of Section 15, T-2-S, R-12-E, in the Village of Wharton, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southwest Corner of the East Half of the Southeast Quarter of said Section 15;

thence on an assumed bearing of N 00° 00' 13" W along the centerline of County Highway 87 (Cass Street), passing a found nail a distance of 541.50 feet, a total distance of 543.83 feet to a set MAG nail on the northwest line of a parcel of land currently owned by New York Central Lines, LLC and the southeast right-of-way line of Railroad Street and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 25° 46' 14" W a distance of 46.00 feet;

thence S 34° 37' 47" W along the southeast right-of-way line of Railroad Street a distance of 201.38 feet to a set iron rod on the north right-of-way line of Wyandot Street;

thence S 89° 18' 34" W along the right-of-way line of Wyandot Street a distance of 207.15 feet to a set iron rod marking a corner of a parcel of land currently owned by P. R. Brodman Trust;

thence N 00° 00' 31" W along said Brodman Trust parcel a distance of 889.73 feet to a found iron rod;

thence S 89° 59' 38" E along said Brodman Trust parcel a distance of 321.66 feet to a set MAG nail on the centerline of County Highway 87 (Cass Street) marking a corner of said Brodman parcel, passing a found iron pipe for reference a distance of 301.61 feet;

thence S 00° 00' 13" E along said centerline a distance of 721.49 feet to the **POINT OF BEGINNING**.

Containing in all 6.339 acres of land, more or less, of which 0.531 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 and February, 2011.

Prior Deed Reference – Volume 180, Page 848; Volume 205, Page 795; Volume 192,
Page 105.

10133-S

