

KOEHLER SURVEYING, INC.
P.O. BOX 28
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LEGAL DESCRIPTION OF A 101.489 ACRE PARCEL
FOR THE ESTATE OF ROBERT PENNINGTON

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

Commencing at a found monument box marking the Northwest Corner of said Section 1 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 90° 00' 00" E along the north line of said Section 1 a distance of 907.89 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by The Kessler Family Trust;

thence S 03° 27' 16" E along the west line of said Kessler Family Trust parcel and the west line of a parcel of land currently owned by J. H. Kessler a distance of 529.48 feet to a found iron pipe marking the southwest corner of said J. H. Kessler parcel, passing a found iron pipe for reference a distance of 15.86 feet;

thence N 88° 10' 56" E along the south line of said J. H. Kessler a distance of 165.76 feet to a set MAG nail on the centerline of County Highway 9 marking the southeast corner of said parcel, passing a found iron pipe for reference a distance of 145.26 feet;

thence N 01° 46' 04" E along said centerline a distance of 91.64 feet to a set MAG nail referenced by a found iron pipe situated N 16° 25' 32" W a distance of 51.71 feet;

thence along said centerline an arc distance of 100.00 feet on a curve to the left having a radius of 611.35 feet, a chord of 99.89 feet and a chord bearing of N 02° 55' 06" W to a set MAG nail, referenced by a set iron rod situated S 10° 46' 00" W a distance of 51.05 feet;

thence N 07° 36' 15" W along said centerline a distance of 334.84 feet to a set MAG nail on the north line of said Section 1, referenced by a found iron pipe situated S 68° 41' 42" W a distance of 37.46 feet;

thence S 90° 00' 00" E along north line of said Section 1 a distance of 1977.84 feet to a point on the centerline of the Sandusky River, referenced by a set iron rod situated S 90° 00' 00" E a distance of 100.00 feet;

thence S 52° 29' 05" E along the centerline of the Sandusky River a distance of 71.05 feet to a point referenced by a found iron rod situated N 79° 30' 55" E a distance of 55.00 feet;

thence S 03° 57' 17" W along the centerline of the Sandusky River a distance of 239.03 feet to a point referenced by a found iron rod situated S 73° 51' 47" E a distance of 60.00 feet;

thence S 41° 02' 14" W along the centerline of the Sandusky River a distance of 291.63 feet to a point referenced by a found iron rod situated S 52° 29' 07" E a distance of 55.00 feet;

thence S 77° 55' 43" W along the centerline of the Sandusky River a distance of 594.24 feet to a point referenced by a found iron rod situated S 23° 11' 23" E a distance of 82.53 feet;

thence S 54° 49' 55" W along the centerline of the Sandusky River a distance of 293.32 feet to a point referenced by a found iron rod situated S 43° 49' 01" E a distance of 75.00 feet;

thence S 44° 22' 13" W along the centerline of the Sandusky River a distance of 903.91 feet to a point referenced by a set iron rod situated N 40° 31' 33" W a distance of 67.40 feet;

thence S 15° 31' 37" W along the centerline of the Sandusky River a distance of 134.36 feet to a point referenced by a set iron rod situated S 82° 37' 32" W a distance of 86.63 feet;

thence along the centerline of the Sandusky River an arc distance of 129.78 feet along a curve to the left having a radius of 180.00 feet, a chord of 126.98 feet and a chord bearing of S 05° 07' 39" E to a point referenced by a set iron rod situated S 71° 36' 19" W a distance of 86.89 feet;

thence S 38° 40' 22" E along the centerline of the Sandusky River a distance of 125.94 feet to a point referenced by a set iron rod situated S 58° 14' 06" W a distance of 79.95 feet;

thence S 61° 13' 47" E along the centerline of the Sandusky River a distance of 200.56 feet to a point referenced by a set iron rod situated S 46° 14' 31" W a distance of 92.62 feet;

thence S 72° 38' 38" E along the centerline of the Sandusky River a distance of 201.56 feet to a point referenced by a set iron rod situated S 29° 41' 24" W a distance of 78.50 feet;

thence S 67° 16' 00" E along the centerline of the Sandusky River a distance of 163.94 feet to a point referenced by a set iron rod situated S 12° 18' 29" W a distance of 63.50 feet;

thence S 60° 57' 52" E along the centerline of the Sandusky River a distance of 149.40 feet to a point referenced by a set iron rod situated S 28° 04' 41" W a distance of 80.37 feet;

thence S 30° 28' 11" E along the centerline of the Sandusky River a distance of 85.78 feet to a point marking the northeast corner of a parcel of land currently owned by L. W. Pennington;

thence N 90° 00' 00" W along said L. W. Pennington parcel a distance of 2185.95 feet to a set iron rod on the west line of said Section 1, passing a set iron rod for reference a distance of 75.00 feet;

thence N 00° 09' 51" E along said section line a distance of 2161.78 feet to the **POINT OF BEGINNING.**

Containing in all 102.278 acres of land, more or less.

Bearings are assumed and are for angular measurement only.

All set iron rods are 5/8" diameter with personalized plastic caps.

LESS AND EXCEPT THE FOLLOWING:

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

Commencing at a set MAG nail marking the intersection of the centerlines of County Highway 2 and County Highway 9 referenced by a found iron pipe situated S 68° 41' 42" W a distance of 37.46 feet;

thence on an assumed bearing of S 07° 36' 15" E along the centerline of County Highway 9 a distance of 334.84 feet to a set MAG nail referenced by a set iron pipe situated S 10° 46' 00" W a distance of 51.05 feet;

thence along said centerline an arc distance of 100.00 feet on a curve to the right a radius of 611.35 feet, a chord of 99.89 feet and a chord bearing of S 02° 55' 06" E to a set MAG nail, referenced by a set iron rod situated N 16° 25' 32" W a distance of 51.71 feet;

thence S 01° 46' 04" W along said centerline a distance of 91.64 feet to a set MAG nail referenced by a found iron pipe situated S 88° 10' 56" W a distance of 20.50 feet;

thence S 01° 19' 48" E along said centerline a distance of 321.82 feet to a found cotton gin spike, referenced by the next mentioned found monument box;

thence S 01° 37' 13" E along said centerline, passing a found monument box a distance of 51.94 feet, a total distance of 245.30 feet to a point and being the **POINT OF BEGINNING**, referenced by the next mentioned found iron pipe;

thence S 85° 10' 47" E a distance of 15.55 feet to a found iron pipe;

thence S 04° 49' 13" W a distance of 249.60 feet to a found iron pipe;

thence S 65° 10' 47" E a distance of 281.27 feet to a found iron pipe;

thence S 24° 48' 47" W a distance of 60.00 feet to a found iron pipe;

thence N 65° 10' 47" W a distance of 323.29 feet to a found iron pipe;

thence N 04° 49' 13" E a distance of 291.61 feet to a found iron pipe;

thence S 85° 10' 47" E a distance of 44.45 feet to the **POINT OF BEGINNING**.

Containing in all 0.789 acres of land, more or less, and being the same tract of land transferred to the Board of County Commissioners of Wyandot County as recorded in Deed Volume 72, Page 39 of the Wyandot County Recorder's Office.

AND CONTAINING IN ALL, after said exception, 101.489 acres of land, more or less, being subject to all legal highways and easements of record.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in January, 2012.

Prior Deed Reference — Volume 185, Page 398; Volume 133, Page. 369 11102-S

