

KOEHLER SURVEYING, INC.
P.O. BOX 28
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(419) 294-5388

**LEGAL DESCRIPTION OF A 4.000 ACRE PARCEL
FOR THE ANDERSON'S INC.**

Being a parcel of land situated in part of the Northwest Quarter of Section 30, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 30;

thence on an assumed bearing of N 89° 40' 47" E along the north line of said Section 30 a distance of 1398.17 feet to a point marking the east line of the west half of the northwest quarter, referenced by a found stone situated N 38° 24' 06" W a distance of 2.06 feet;

thence S 00° 20' 49" W along the east line of the west half of the northwest quarter of said Section 30 a distance of 955.46 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 26° 52' 49" E on a line a distance of 1109.24 feet to a set iron rod;

thence S 63° 07' 11" W on a line a distance of 187.66 feet to a set iron rod marking the easterly line of a parcel of land now or formerly owned by CSX Transportation;

thence N 26° 52' 49" W along the easterly line of said CSX Transportation parcel a distance of 783.08 feet to a point marking the south line of the north half of the northwest quarter of said Section 30, referenced by a found iron rod situated S 35° 42' 41" E a distance of 1.07 feet;

thence N 89° 50' 29" E along the south line of the north half of the northwest quarter a distance of 17.65 feet to a set iron rod marking the east line of the west half of the northwest quarter of said Section 30;

thence N 00° 20' 49" E along the east line of the west half of the northwest quarter of said Section 30 a distance of 375.72 feet to the **POINT OF BEGINNING**.

Containing in all 4.000 acres of land, more or less, 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 October 2018

Prior Deed References – OR 175, Page 608

18134-S



PT: 1 N: 0.0000 E: 0.0000
S26°52'49"E DIST: 1109.24
PT: 2 N: -989.3902 E: 501.5181
S63°07'11"W DIST: 187.66
PT: 3 N: -1074.2365 E: 334.1342
N26°52'49"W DIST: 783.08
PT: 4 N: -375.7657 E: -19.9180
N89°50'29"E DIST: 17.65
PT: 5 N: -375.7169 E: -2.2680
N0°20'49"E DIST: 375.72
PT: 6 N: -0.0038 E: 0.0071

CLOSING BEARING/DISTANCE: N61°52'02"W DIST: 0.0080

MISCLOSURE: N: -0.0038 E: 0.0071

AREA: 4.000 ACRES



REFERENCE SURVEY VOL D
PAGE 610 IN THE TAX MAP OFFICE
"2018"