

VICTOR B. KOEHLER, P.S.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388

**LEGAL DESCRIPTION OF A 2.622 ACRE PARCEL
FOR SCOTT L. STANSBERY**

Being a parcel of land situated in part of the Southeast Quarter of Section 23, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found P-K nail marking the intersection of the centerlines of Township Highway 108 and State Route 67, said P-K nail being referenced by a set iron rod situated S 22° 00' 00" W a distance of 67.23 feet;

thence on an assumed bearing of S 48° 30' 00" W along the centerline of State Route 67 a distance of 875.70 feet to a found P-K nail, said P-K nail being referenced by a set iron rod situated S 36° 53' 30" W a distance of 30.10 feet;

thence S 57° 43' 00" W along said centerline a distance of 456.00 feet to a found P-K nail, said P-K nail being referenced by a set iron rod situated S 26° 13' 30" W a distance of 30.17 feet;

thence S 69° 50' 00" W along said centerline a distance of 744.59 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence S 14° 05' 18" E a distance of 381.35 feet to a set iron rod, passing a set iron rod a distance of 30.17 feet;

thence S 75° 54' 42" W a distance of 313.23 feet to a set iron rod marking the southeasterly corner of a parcel of land currently owned by Scott L. Stansbery, et ux;

thence N 14° 05' 18" W along the easterly line of said parcel a distance of 348.00 feet to a found P-K nail on the centerline of State Route 67 marking the northeasterly corner of said parcel, passing a set iron rod a distance 317.83 feet;

thence N 69° 50' 00" E along said centerline distance of 315.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.622 acres of land, more or less, of which 0.217 acre, more or less, is currently contained within the right-of-way of State Route 67. 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 imprinted "VBK #7457".

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in March, 1999.

Prior Deed Reference – Volume 168, Page 419.

99043-S (071)