

KOEHLER SURVEYING
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LEGAL DESCRIPTION OF A 6.006 ACRE PARCEL
FOR BRIAN ALBAN AND SCOTT MOUSER

Being a parcel of land situated in part of the Northeast and Northwest Quarters of Section 35, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the intersection of the centerline of County Highway 113 and the Wyandot Indian Reservation Line referenced by a set iron rod situated N 56° 28' 21" E a distance of 45.00 feet;

thence along said centerline on a curve to the left having a radius of 34,377.4700 feet, a chord of 344.7679 feet and a chord bearing of N 33° 48' 53" W a distance of 344.7693 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 76° 44' 49" E a distance of 48.15 feet;

thence continuing along said centerline on a curve to the left having a radius of 34,377.4700 feet, a chord of 239.8555 feet and a chord bearing of N 34° 18' 07" W a distance of 239.8560 feet to a set MAG nail, referenced by a set iron rod situated N 55° 29' 53" E a distance of 45.00 feet;

thence N 34° 30' 07" W along said centerline a distance of 260.29 feet to a set MAG nail;

thence N 76° 44' 49" E a distance of 522.93 feet to a set iron rod on the westerly line of the Limited Access Right-of-Way of U. S. Route 23, passing a set iron rod a distance of 48.28 feet;

thence S 47° 26' 25" E along said line a distance of 467.91 feet to a set iron rod situated 121.90 feet left of Station 211+35 of U. S. Route 23;

thence S 61° 50' 40" W a distance of 308.66 feet to a set iron rod;

thence S 76° 44' 49" W a distance of 307.10 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 258.95 feet.

Containing in all 6.006 acres of land, more or less, of which 0.517 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. Kochler, P.S. #7457, in June, 2002.

Prior Deed Reference – OR Volume 1, Page 853.

02113-S (135)