

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

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**LEGAL DESCRIPTION OF A 7.753 ACRE PARCEL  
FOR MBO LIMITED**

Being a parcel of land situated in part of the Northwest Quarter of Section 33, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section 33;

thence on an assumed bearing of N 88° 33' 23" W along the north line of said Section 33 a distance of 1286.72 feet to a point on the west line of Woods Subdivision Number 1, referenced by a found iron "T Bar" situated N 02° 01' 08" E a distance of 2.64 feet;

thence S 01° 26' 48" W along the west line of said subdivision, the west line of Woods Subdivision Number 7 and the west line of a parcel of land currently owned by The Steer Barn, LLC a distance of 446.64 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence continuing S 01° 26' 48" W along the west line of said Steer Barn, LLC parcel a distance of 590.56 feet to a set MAG nail on the centerline of Wyandot Avenue marking the southwest corner of said Steer Barn, LLC parcel, passing a set iron rod a distance of 533.98 feet;

thence along said centerline an arc distance of 264.68 feet along a curve to the left having a radius of 42971.83 feet, a chord of 264.68 feet and a chord bearing of S 74° 27' 23" W to a set MAG nail marking PC Station 27+06.30, referenced by a set iron rod situated N 15° 43' 12" W a distance of 54.57 feet;

thence S 74° 16' 48" W along said centerline a distance of 335.33 feet to a found MAG nail on the extended east right-of-way line of River's Edge Lane;

thence N 01° 37' 30" E along said line and the east right-of-way line of River's Edge Lane a distance of 590.27 feet to a set iron rod, passing a set iron rod a distance of 57.55 feet;

thence N 74° 16' 48" E a distance of 598.34 feet to the **POINT OF BEGINNING**.

Containing in all 7.753 acres of land, more or less, of which 0.753 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 October, 2006.

Prior Deed Reference – O.R. Volume 113, Page 132.

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