

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 10.232 ACRE PARCEL
FOR ANNA M. BINAU**

Being a parcel of land situated in part of the Southwest Quarter of Section 1, T-2-S,
R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the South Quarter Post of said
Section 1 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 55' 44" W along the centerline of County
Highway 42 a distance of 792.02 feet to a set MAG nail marking the southwest corner of
a 2.128 acre parcel of land currently owned by A. M. Binau, et al, Trust;

thence N 01° 23' 30" E along the west line of said 2.128 acre parcel a distance of 523.14
feet to a point in a creek marking the northwest corner of said 2.128 acre parcel, passing a
found iron pipe a distance of 18.27 feet and a set iron rod a distance of 499.94 feet;

thence N 85° 35' 52" E along the north line of said 2.128 acre parcel a distance of 168.74
feet to a point on the west line of a 3.236 acre parcel of land currently owned by P. & J.
Karg, Trustees, referenced by a found iron pipe situated S 00° 07' 08" E a distance of
13.00 feet;

thence N 00° 07' 08" W along the west line of said 3.236 acre parcel a distance of 42.93
feet to a set iron rod marking the northwest corner of said 3.236 acre parcel;

thence N 89° 53' 43" E along the north line of said 3.236 acre parcel a distance of 609.85
feet to a set iron rod on the north-south half section line marking the northeast corner of
said 3.236 acre parcel;

thence S 00° 07' 47" E along said half section line a distance of 579.00 feet to the
POINT OF BEGINNING.

Containing in all 10.232 acres of land, more or less, of which 0.364 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 November, 2006.

Prior Deed Reference – Volume 203, Page 362; Volume 210, Page 676.
06169-S

REFERENCE SURVEY VOL. C
PAGE 1044 IN THE TAX MAPS