

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

**LEGAL DESCRIPTION OF A 67.019 ACRE PARCEL
FOR THE ESTATE OF RICHARD ALBAN**

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

Commencing at a found stone in a monument box marking the Northeast Corner of said Section 35 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 01' 34" E along the centerline of Township Highway 127 a distance of 2533.29 feet to a set MAG nail on the easterly limited access line of United States Route 23;

thence N 32° 00' 31" W along said line a distance of 119.17 feet to a set iron rod, passing a set iron rod for reference a distance of 47.20 feet;

thence N 53° 01' 10" W along said line a distance of 150.75 feet to a set iron rod;

thence N 85° 58' 07" W along said line a distance of 256.12 feet to a set iron rod;

thence N 69° 06' 37" W along said line a distance of 134.63 feet to a set iron rod;

thence N 76° 21' 49" W along said line a distance of 257.39 feet to a set iron rod;

thence N 54° 26' 02" W along said line a distance of 201.56 feet to a set iron rod;

thence N 47° 56' 29" W along said line a distance of 634.24 feet to a found iron rod marking a corner of a parcel of land currently owned by The Phillip & Charlene McGuire Living Trust;

thence N 89° 22' 30" E along the southerly line of said McGuire Trust parcel a distance of 122.12 feet to a found rod marking the southeast corner of said parcel;

thence N 00° 02' 56" W along the east line of said McGuire Trust parcel a distance of 1658.57 to a point on the north line of said Section 35, referenced by a found iron rod situated N 08° 10' 56" E a distance of 2.79 feet;

thence N 89° 26' 45" E along the north line of said Section 35 a distance of 1328.06 feet to the **POINT OF BEGINNING**.

Containing in all 67.019 acres of land, more or less, of which 1.444 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, 2007.

Prior Deed Reference – Volume 136, Page 97.

07148-S

