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LEGAL DESCRIPTION OF A 2.744 ACRE PARCEL
FOR SCOTT L. STANSBERRY

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 found 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 found
iron rod situated S 36° 53' 30" E 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 found iron rod situated S 26° 13' 30" E a
distance of 30.17 feet;

thence S 69° 50' 00" W along said centerline a distance of 623.91 feet to a set MAG nail
and being the **POINT OF BEGINNING**;

thence S 14° 05' 18" E a distance of 514.13 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 608.22 feet to a set iron rod;

thence N 14° 05' 18" W a distance of 120.00 feet to a set iron rod marking the
southwesterly corner of an aggregate parcel of land currently owned by Scott L.
Stansberry, et ux;

thence N 75° 54' 42" E along the southerly line of said Stansberry parcel a distance of
488.23 feet to a found iron rod marking the southeasterly corner of said parcel, passing a
found iron rod a distance of 175.00 feet;

thence N 14° 05' 18" W along the easterly line of said Stansberry parcel a distance of
381.35 feet to a found MAG nail on the centerline of State Route 67 marking the
northeasterly corner of said parcel, passing a found iron rod a distance of 351.18 feet;

thence N 69° 50' 00" E along said centerline distance of 120.68 feet to the **POINT OF
BEGINNING**.

Containing in all 2.744 acres of land, more or less, of which 0.083 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 January, 2008.

Prior Deed Reference - Volume 168, Page 419.

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