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KOEHLER SURVEYING, INC.
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LEGAL DESCRIPTION OF A 6.862 ACRE PARCEL
FOR TOM BILS

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

Commencing at a found MAG nail marking the intersection of the centerlines of County
Highway 113 and Township Highway 126, referenced by a found iron rod situated
S 89° 08' 01" W a distance of 85.83 feet;

thence on an assumed bearing of N 59° 14' 48" W along the centerline of County
Highway 113 a distance of 1899.32 feet to a found MAG nail referenced by a found iron
rod situated S 30° 45' 12" W a distance of 45.00 feet, said MAG nail at T. S. Station
188+31.12 marking the beginning of a spiral curve having the following criteria:

Delta = 21° 57' 36"
Rc = 1145.92'
Ls = 200.00'
Ts = 321.79'
Lc = 239.20'
Es = 22.83'

thence northeasterly along said curve and the centerline of County Highway 113 a
distance of 13.09 feet (chord = N 59° 01' 40" W, 13.08 feet) to a found MAG nail and
being the **POINT OF BEGINNING**, referenced by a found iron rod situated
N 31° 27' 56" E a distance of 40.81 feet;

thence northwesterly along said curve and the centerline of County Highway 113 a
distance of 40.01 feet (chord = N 58° 34' 52" W, 40.00 feet) to a found MAG nail;

thence N 31° 27' 56" E a distance of 242.28 feet to a found iron rod, passing a found iron
rod for reference a distance of 43.07 feet;

thence N 53° 54' 25" E a distance of 152.00 feet to a point, passing a found iron rod for
reference a distance of 141.00 feet;

thence N 18° 26' 10" W a distance of 128.89 feet to a found iron rod;

thence S 87° 04' 05" W a distance of 129.67 feet to a found iron rod;

thence S 65° 25' 49" W a distance of 52.49 feet to a found iron rod on the extension of the east line of a parcel of land currently owned by I. V. Harrold, et al;

thence N 03° 04' 42" W along said line a distance of 343.87 feet to a found iron rod on the westerly limited access right-of-way line of U. S. Route 23;

thence S 81° 46' 34" E along said limited access right-of-way line a distance of 245.37 feet to a found iron rod;

thence S 29° 52' 38" E along said limited access right-of-way line a distance of 183.44 feet to a found iron rod;

thence S 61° 21' 39" E along said limited access right-of-way line a distance of 103.08 feet to a found iron rod;

thence S 81° 20' 38" E along said limited access right-of-way line a distance of 482.60 feet to a found iron rod;

thence S 52° 28' 02" E along said limited access right-of-way line a distance of 212.00 feet to a found iron rod;

thence S 78° 09' 42" W a distance of 620.00 feet to a found iron rod;

thence N 86° 44' 43" W a distance of 320.00 feet to a found iron rod;

thence S 31° 27' 56" W a distance of 234.34 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 193.53 feet.

Containing in all 6.862 acres of land, more or less, of which 0.038 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 March, 2014.

Prior Deed Reference – OR Volume 223, Page 1182.

14024-S

REMAINDER