

KOEHLER SURVEYING, INC.
P.O. BOX 28
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(419) 294-5388

**LEGAL DESCRIPTION OF A 5.000 ACRE PARCEL
FOR I/S/F INC.**

Being a parcel of land situated in part of the Northwest Quarter of Section 28, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 28 and the centerline of Township Highway 65.

thence on an assumed bearing of S 89° 55' 24" E along the north line of said Section 28 and the centerline of Township Highway 65 a distance of 1294.39 feet to a found stone marking a corner of a parcel of land now or formerly owned by S. Michael Castanien and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a found railroad spike a distance of 984.44 feet;

thence continuing S 89° 55' 24" E along the north line of said Section 28 and the centerline of said Township Highway 65 a distance of 137.81 feet to a set MAG nail:

thence S 00° 21' 39" W on a line a distance of 1528.58 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 89° 51' 10" W on a line a distance of 55.77 feet to a set MAG nail marking the centerline of County Highway 119, passing a set iron rod a distance of 24.86 feet:

thence N 14° 06' 13" W along the centerline of said County Highway 119 a distance of 784.38 feet to found MAG nail marking a corner of said S. Michael Castanien parcel;

thence N 76° 58' 51" E along said S. Michael Castanien parcel a distance of 135.06 feet to a found iron rod marking a corner of said S Michael Castanien parcel, passing a found iron rod a distance of 30.00 feet;

thence N 00° 59' 56" W along said S. Michael Castanien parcel a distance of 737.83 feet to the **POINT OF BEGINNING**.

Containing in all 5.000 acres of land, more or less, of which 0.606 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 August 2023.

Prior Deed References – DV 198, Page 563

23099-S Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
S89°55'24"E DIST: 137.81
PT: 2 N: -0.1844 E: 137.8099
S0°21'39"W DIST: 1528.58
PT: 3 N: -1528.7341 E: 128.1834
S89°51'10"W DIST: 55.77
PT: 4 N: -1528.8774 E: 72.4135
N14°06'13"W DIST: 784.38
PT: 5 N: -768.1412 E: -118.7211
N76°58'51"E DIST: 135.06
PT: 6 N: -737.7153 E: 12.8671
N0°59'56"W DIST: 737.83
PT: 7 N: 0.0026 E: 0.0045

CLOSING BEARING/DISTANCE: S60°21'03"W DIST: 0.0052

MISCLOSURE: N: 0.0026 E: 0.0045

AREA: 5.000 ACRES



REFERENCE SURVEY VOL. C
PAGE 1877 IN THE TAX MAP OFFICE

"2023"