

**VICTOR B. KOEHLER, P.S.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351**

---

**LEGAL DESCRIPTION OF A 11.164 ACRE  
PARCEL FOR HATTIE R. BINAU**

Being a parcel of land situated in part of the Northwest Quarter of Section 11, 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 North Quarter Post of said Section;

thence on an assumed bearing of S 89° 58' 48" W along the centerline of County Highway 42 a distance of 762.97 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence S 00° 22' 59" E a distance of 824.43 feet to a set iron rod, passing a set iron rod a distance of 50.39 feet;

thence N 89° 46' 09" W a distance of 450.74 feet to a set iron rod on the easterly line of the limited access right-of-way of United States Route 23;

thence N 23° 52' 27" W along said limited access line a distance of 795.33 feet to a set iron rod;

thence N 86° 45' 12" W along said limited access line a distance of 356.17 feet to a set iron rod;

thence N 00° 01' 12" W along said limited access line a distance of 75.00 feet to a set MAG nail on the centerline of County Highway 42;

thence N 89° 58' 48" E along said centerline a distance of 411.55 feet to the **POINT OF BEGINNING**;

Containing in all 11.164 acres of land, more or less, of which 0.593 acres, more or less, is currently contained within the right-of-way of County Highway 42. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

All set iron rods are 1/2" diameter with plastic caps imprinted "VBK #7457".

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in April, 1998.

Prior Deed Reference - Volume 212, Page 243.

98058-S (089)

