

VICTOR B. KOEHLER, P.S.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388

**LEGAL DESCRIPTION OF A 6.726 ACRE PARCEL
FOR SCOTT L. STANSBERY**

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 P-K nail marking the intersection of the centerlines of Township Highway 108 and State Route 67, said P-K nail being referenced by an 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 P-K nail, said P-K nail being referenced by a 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 P-K nail, said P-K nail being referenced by a 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 MAG nail and being the **POINT OF BEGINNING**;

thence S 14° 05' 18" E a distance of 514.13 feet to an iron rod, passing an iron rod a distance of 30.17 feet;

thence S 75° 54' 42" W a distance of 608.22 feet to an iron rod;

thence N 14° 05' 18" W a distance of 449.37 feet to a P-K nail on the centerline of State Route 67, passing an iron rod a distance of 120.00 feet;

thence N 69° 50' 00" E along said centerline distance of 611.66 feet to the **POINT OF BEGINNING**, passing 2 MAG nails a distance of 175.98 feet and 490.98 feet respectively.

Containing in all 6.726 acres of land, more or less, of which 0.421 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.

This legal description was written by Victor B. Koehler, P.S. #7457, in February, 2009, and is based upon Survey Volume 5, Page 208, Survey Volume C, Page 252 and Survey Volume C, Page 1121.

Prior Deed Reference – Volume 190, Page 67; OR Volume 1, Page 496 OR 195 Page 564.

08110-S Combination

(EXCEPTION COMBINATION) - (6.726A)
RE-WRITE

RECORD IN THE MARY ODELL
REFERENCE SURVEY



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

LEGAL DESCRIPTION OF A 151.453 ACRE PARCEL
FOR SCOTT 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 stone in a monument box marking the Southeast Corner of said Section 23 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 87° 43' 28" W along the south line of said Section 23 a distance of 2663.70 feet to a set iron rod marking the south quarter post of said Section 23;

thence N 30° 19' 10" W along the north-south half section line a distance of 1474.54 feet to a set MAG nail on the centerline of State Route 67, passing a set iron rod for reference a distance of 1443.18 feet;

thence N 74° 07' 45" E along said centerline a distance of 178.38 feet to a found P-K nail marking the southeasterly corner of a parcel of land currently owned by K. A. Miller, et ux;

thence N 00° 01' 17" W along the east line of said Miller parcel a distance of 219.00 feet to a set iron rod marking the northeasterly corner of said parcel, passing a set iron rod for reference a distance of 71.19 feet;

thence N 67° 23' 45" W along a northerly line of said Miller parcel a distance of 36.12 feet to a set iron rod marking a corner of said parcel;

thence S 88° 58' 10" W along a northerly line of said Miller parcel a distance of 37.63 feet to a set iron rod marking a corner of said parcel;

thence N 72° 22' 55" W along a northerly line of said Miller parcel a distance of 57.61 feet to a set iron rod marking a corner of said parcel;

thence N 35° 51' 10" W along a northerly line of said Miller parcel a distance of 64.98 feet to a set iron rod on the north-south half section line of said Section 23;

thence N 00° 19' 10" W along said half section line a distance of 820.45 feet to a set iron rod marking the center of said Section 23;

thence N 87° 43' 21" E along the east-west half section line a distance of 2502.53 feet to a set iron rod on the west line of a parcel of land currently owned by The Trustees of Mifflin Township ("Hendrickson Cemetery");

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(151-453 A)

thence S 00° 14' 12" E along the west line of said Trustees of Mifflin Township parcel a distance of 210.66 feet to a set MAG nail on the centerline of State Route 67 marking the southwest corner of said parcel, passing a set iron rod for reference a distance of 158.66 feet;

thence N 52° 44' 03" E along said centerline a distance of 206.55 feet to a found MAG nail marking the centerline of Township Highway 108, referenced by a found iron rod situated S 28° 01' 44" W a distance of 71.78 feet;

thence S 00° 14' 12" E along said centerline a distance of 2556.99 feet to the **POINT OF BEGINNING**.

Containing in all 160.366 acres of land, more or less

EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND:

EXCEPTION 1:

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 P-K nail marking the intersection of the centerlines of Township Highway 108 and State Route 67, said P-K nail being referenced by an 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 P-K nail, said P-K nail being referenced by an iron rod situated S 36° 53' 30" E a distance of 30.10 feet;

thence S 57° 45' 00" W along said centerline a distance of 456.00 feet to a P-K nail, said P-K nail being referenced by a iron rod situated S 26° 15' 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 MAG nail and being the **POINT OF BEGINNING**;

thence S 14° 05' 18" E a distance of 514.13 feet to an iron rod, passing an iron rod a distance of 30.17 feet;

thence S 75° 54' 42" W a distance of 603.22 feet to an iron rod;

thence N 14° 05' 18" W a distance of 449.37 feet to a P-K nail on the centerline of State Route 67, passing an iron rod a distance of 120.00 feet;

thence N 69° 50' 00" E along said centerline distance of 611.66 feet to the **POINT OF BEGINNING**, passing 2 MAG nails a distance of 175.98 feet and 490.98 feet respectively.

Containing in all 6.726 acres of land, more or less.

EXCEPTION 2:

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, described as follows:

Commencing at a found nail marking the Centerline intersection of Township Road One Hundred Eight (108) (aka: Township Highway 108) with State Route Sixty-seven (67);

thence S 48° 27' 12" W Eight Hundred Forty-six and Eighteen Hundredths (846.18) feet along the centerline of State Route Sixty-seven (67) to the point of tangency of a curve concave to the Northwest, having a radius of One Thousand Four Hundred Fifty-seven and Seventeen Hundredths (1457.17) feet, a radial line through said point of tangency bears N 41° 32' 48" W;

thence Southwesterly Four Hundred Seventeen and Fifty-two Hundredths (417.52) feet along said curve and Centerline of said road through a central angle of 16° 25' 00" to the point of beginning;

thence Southwesterly One Hundred Twenty and Twenty-four Hundredths (129.24) feet through a central angle of 04° 43' 40" along said curve and Centerline of said road to the point of curvature of said curve from which a radial line through said point of curvature bears N 20° 24' 08" W;

thence S 69° 35' 52" W fifty-eight and Eleven Hundredths (58.11) feet along the centerline of said road;

thence N 17° 14' 21" W Three Hundred Eleven and Eleven Hundredths (311.11) feet to a set iron rod, passing at Twenty-nine and Seventy-one Hundredths (29.71) feet to a set iron rod for reference;

thence S 85° 43' 35" E One Hundred Seventy-six and Eighty Hundredths (176.80) feet to a set iron rod;

thence S 20° 29' 54" E Two Hundred Thirty-one and Eighty-seven Hundredths (231.87) feet to the point of beginning, passing at One Hundred Ninety-eight and Fifteen Hundredths (198.15) feet to a set iron rod for reference.

Containing in all 1.067 acres of land, more or less.

EXCEPTION 3:

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 the centerline intersection of State Highway Sixty-seven (67) (aka: State Route 67) with the East line of Section 23, Mifflin Township, Wyandot County, Ohio;

thence South fifty-five degrees West (S 55° W) and on the centerline of said State Highway Sixty-seven (67) (aka: State Route 67) six hundred eighteen (618') to a point known as the point of beginning;

thence turning left ninety degrees and thirty-eight minutes (90° 38') and through a pipe set on the Southerly right of way line of said State Highway 67 (aka: State Route 67), three hundred nine and two tenths feet (309.2') to a pipe;

thence turning right one hundred twenty-six degrees and fourteen minutes (126° 14') three hundred seventy-three and five tenths feet (373.5') to a pipe;

thence turning right ninety-one degrees and twenty-seven minutes (91° 27') and through a pipe set on the Southerly right of way line of said State Highway, one hundred and fifteen feet (115') to the centerline of said State Highway;

thence turning North fifty-five degrees East (N 55° E) and on the centerline of said State Highway two hundred thirty one feet (231') to the point of beginning.

Containing one and twelve hundredths 1.12 acres of land, more or less.

AND AFTER SAID EXCEPTIONS:

Containing in all 151.453 acres of land, more or less, of which 4.822 acres, 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. Kochler, P.S. #7457, in January/February, 2009.

Prior Deed Reference - Volume 168, Page 419.

08110-S2

Perimeter