

**KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 84.850 ACRE PARCEL
FOR CHARLES VENT, ET AL**

Being a parcel of land situated in part of the Northwest Quarter of Section 24, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the North Quarter Post of said Section 24 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S $00^{\circ} 37' 03''$ E along the north-south half section line a distance of 369.36 feet to a set iron rod marking the most northerly corner of a parcel of land currently owned by F. & L. Grafmiller;

thence S $46^{\circ} 24' 54''$ W along said Grafmiller parcel a distance of 347.66 feet to a set iron rod;

thence S $43^{\circ} 35' 06''$ E along said Grafmiller parcel a distance of 180.00 feet to a set MAG nail on the centerline of State Highway 67 marking the most southerly corner of said parcel, passing a set iron rod for reference a distance of 150.00 feet;

thence S $46^{\circ} 24' 54''$ W along said centerline a distance of 633.92 feet to a set MAG nail referenced by a set iron rod situated N $43^{\circ} 35' 06''$ W a distance of 30.00 feet;

thence along said centerline an arc distance of 456.05 feet on a curve to the right having a radius of 3773.58 feet, a chord of 455.78 feet and a chord bearing of S $49^{\circ} 52' 38''$ W to a set MAG nail referenced by a set iron rod situated N $36^{\circ} 39' 38''$ W a distance of 30.00 feet;

thence S $53^{\circ} 20' 22''$ W along said centerline a distance of 98.20 feet to a found MAG nail referenced by a set iron rod situated N $36^{\circ} 42' 31''$ W a distance of 30.00 feet;

thence S $53^{\circ} 14' 37''$ W along said centerline a distance of 1479.39 feet to a found MAG nail referenced by a set iron rod situated N $37^{\circ} 06' 33''$ W a distance of 30.00 feet;

thence S 52° 32' 17" W along said centerline a distance of 408.91 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by R. & B. Snowden;

thence N 01° 01' 34" E along said Snowden parcel a distance of 203.28 feet to a set iron rod, passing a set iron rod for reference a distance of 38.33 feet;

thence S 89° 18' 23" W along said Snowden parcel a distance of 181.50 feet to a set MAG nail on the centerline of Township Highway 108 marking the northwest corner of said parcel, passing a set iron rod for reference a distance of 151.50 feet;

thence N 00° 13' 13" W along said centerline a distance of 1742.64 feet to a found MAG nail marking the southwest corner of a parcel of land currently owned by S. Hollanshead;

thence N 88° 45' 07" E along said Hollanshead parcel a distance of 1356.19 feet to a found iron rod, passing a found iron rod for reference a distance of 30.00 feet;

thence N 00° 25' 07" W along said Hollanshead parcel a distance of 661.19 feet to a found iron rod on the north line of said Section 24;

thence N 88° 47' 49" E along said section line a distance of 1353.88 feet to the **POINT OF BEGINNING**.

Containing in all 84.850 acres of land, more or less, of which 3.310 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. Koehler, P.S. #7457, in August, 2012.

Prior Deed Reference ~ OR Volume 146, Page 518.

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