

KOEHLER SURVEYING, INC.
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LEGAL DESCRIPTION OF A 4.432 ACRE PARCEL
FOR ANNE DENMAN

Being a parcel of land situated in part of the Southeast Quarter of Section 32, T-3-S,
R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Center of said Section 32;

thence on an assumed bearing of N 89° 17' 36" E along the centerline of State Highway
294 a distance of 1775.40 feet to a found MAG nail and being the **POINT OF
BEGINNING**, referenced by a found iron situated S 01° 25' 34" E a distance of 30.00
feet;

thence continuing N 89° 17' 36" E along said centerline a distance of 226.06 feet to a
found MAG nail marking the northwest corner of a parcel of land currently owned by
Kalmbach Properties, LLC;

thence S 00° 24' 03" E along said Kalmbach Properties, LLC, parcel a distance of 885.23
feet to a found iron rod marking the northeast corner of a parcel of land currently owned
by L. D. Hawkins, passing a found iron rod for reference a distance of 35.00 feet;

thence S 89° 23' 24" W along said Hawkins parcel a distance of 210.31 feet to a found
iron rod marking the northwest corner of said parcel;

thence N 01° 24' 14" W a distance of 229.93 feet to a found iron rod;

thence N 01° 25' 34" W a distance of 655.00 feet to the **POINT OF BEGINNING**,
passing a found iron rod for reference a distance of 625.00 feet.

Containing in all 4.432 acres of land, more or less, of which 0.156 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 October, 2014.

Prior Deed Reference – OR Volume 227, Page 2007; OR Volume 205, Page 2417.

14136-S

