

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

**LEGAL DESCRIPTION OF A 0.042 ACRE PARCEL
FOR CHRIS MULLHOLAND**

Being a parcel of land situated in part of the Southeast Quarter of Section 12, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the south quarter post of said Section 12 and the centerline of Township Highway 95;

thence on an assumed bearing of N 00° 00' 00" E along the north-south half section line of said Section 12 and the centerline of said Township Highway 95 a distance of 766.62 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by C. & W. Mullholand and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 87° 41' 29" E a distance of 17.25 feet;

thence continuing N 00° 00' 00" E along the north-south half section line of said Section 12 and the centerline of said Township Highway 95 a distance of 16.11 feet to a set MAG nail, referenced by a set iron rod situated N 90° 00' 00"E a distance of 30.00 feet;

thence N 90° 00' 00" E on a line a distance of 228.43 feet to a found iron rod marking the northeast corner of said C. & W. Mullholand parcel and the west line of a parcel of land now or formerly owned by J. Loudenslager, III, passing the aforementioned set iron rod a distance of 30.00 feet;

thence S 85° 58' 00" W along said the north line of C. & W. Mullholand parcel a distance of 229.00 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 24.00 feet.

Containing in all 0.042 acres of land, more or less, of which 0.010 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 April 2020.

Prior Deed References – OR 190, Page 1261

20063-S

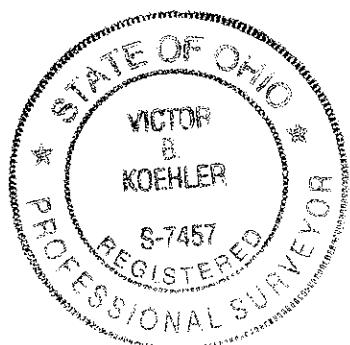


PT: 1 N: 0.0000 E: 0.0000
N0°00'00"E DIST: 16.11
PT: 2 N: 16.1100 E: 0.0000
N90°00'00"E DIST: 228.43
PT: 3 N: 16.1100 E: 228.4300
S85°58'00"W DIST: 229.00
PT: 4 N: 0.0029 E: -0.0028

CLOSING BEARING/DISTANCE: S44°40'23"E DIST: 0.0040

MISCLOSURE: N: 0.0029 E: -0.0028

AREA: 0.042 ACRES



REFERENCE SURVEY VOL B
PAGE 229 IN THE TAX MAP OFFICE
"2020"