

KOEHLER SURVEYING
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LEGAL DESCRIPTION OF A 14.230 ACRE PARCEL
FOR EDWIN E. LONG

Being a parcel of land situated in part of the Northwest Quarter of Section 17, 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 Northwest Corner of said
Section 17 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 23' 35" E along the centerline of County
Highway 58 a distance of 976.94 feet to a set MAG nail marking the centerline of an
open ditch referenced by a set iron rod situated S 63° 52' 22" W a distance of 49.22 feet;

thence S 21° 15' 10" W along said ditch a distance of 146.77 feet to a point referenced by
a set iron rod situated N 73° 01' 17" W a distance of 25.00 feet;

thence S 45° 00' 53" W along said ditch a distance of 205.77 feet to a point referenced by
a set iron rod situated N 45° 35' 42" W a distance of 20.00 feet;

thence S 04° 57' 57" W along said ditch a distance of 261.66 feet to a point referenced by
a set iron rod situated N 84° 04' 57" W a distance of 20.00 feet;

thence S 17° 00' 07" W along said ditch a distance of 85.91 feet to a point referenced by
a set iron rod situated N 72° 44' 15" W a distance of 20.00 feet;

thence S 11° 17' 33" E along said ditch a distance of 104.03 feet to a point referenced by
a set iron rod situated S 87° 38' 41" W a distance of 35.00 feet;

thence S 57° 53' 59" W along said ditch a distance of 40.31 feet to a point referenced by
a set iron rod situated N 02° 21' 19" W a distance of 20.00 feet;

thence S 83° 14' 59" W along said ditch a distance of 317.80 feet to a point referenced by
a set iron rod situated N 07° 38' 11" W a distance of 15.00 feet;

thence N 88° 38' 08" W along said ditch a distance of 401.11 feet to a set MAG nail on
the centerline of Township Highway 96 referenced by a set iron rod situated
N 55° 58' 01" E a distance of 35.31 feet;

thence N 00° 00' 00" E along said centerline a distance of 765.97 feet to the **POINT OF
BEGINNING**.

Containing in all 14.230 acres of land, more or less, of which 0.789 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, 2002.

Prior Deed Reference – Volume 215, Page 815.

02058-S (064)