

KOEHLER SURVEYING  
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LEGAL DESCRIPTION OF A 3.000 ACRE PARCEL  
FOR LARRY ROSS

Being a parcel of land situated in part of the Northeast 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 Northeast Corner of said  
Section 17;

thence on an assumed bearing of S 00° 00' 00" E along the centerline of County  
Highway 97 a distance of 1055.78 feet to a set MAG nail and being the **POINT OF  
BEGINNING**, referenced by a set iron rod situated N 90° 00' 00" W a distance of 20.00  
feet;

thence continuing S 00° 00' 00" E along said centerline a distance of 280.00 feet to a set  
MAG nail;

thence N 90° 00' 00" W a distance of 466.71 feet to a set iron rod, passing a set iron rod a  
distance of 20.00 feet;

thence N 00° 00' 00" W a distance of 280.00 feet to a set iron rod;

thence S 90° 00' 00" E a distance of 466.71 feet to the **POINT OF BEGINNING**,  
passing a set iron rod a distance of 446.71 feet.

Containing in all 3.000 acres of land, more or less, of which 0.129 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, 2002.

Prior Deed Reference – Volume 216, Page 39.

02169-S (204)

REFERENCE SURVEY VOL. C  
PAGE 647 IN THE TAX MAP OFFICE