

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
**(419) 294-5388**

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**LEGAL DESCRIPTION OF A 79.400 ACRE PARCEL  
FOR THE VERA BEAR ESTATE**

Being a parcel of land situated in part of the Southwest Quarter of Section 7, T-3-S,  
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the Southwest Corner of said Section 7 and  
being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 04' 14" W along the centerline of County  
Highway 95 a distance of 811.39 feet to a found railroad spike marking the southwest  
corner of a parcel of land currently owned by L. Crawford, referenced by a found iron  
pipe situated N 89° 48' 32" E a distance of 29.93 feet;

thence N 89° 55' 46" E along the south line of said Crawford parcel a distance of 210.42  
feet to a set iron rod marking the southeast corner of said parcel;

thence N 00° 04' 14" W along the east line of said Crawford parcel a distance of 217.61  
feet to a found iron rod marking the northeast corner of said parcel;

thence S 89° 55' 46" W along the north line of said Crawford parcel a distance of 210.42  
feet to a found railroad spike on the centerline of County Highway 95 marking the  
northwest corner of said parcel, referenced by a found iron pipe situated S 89° 58' 36" E  
a distance of 30.00 feet;

thence N 00° 04' 14" W along said centerline a distance of 226.78 feet to a found MAG  
nail marking the southwest corner of a parcel of land currently owned by R. & M. Kin;

thence S 89° 15' 36" E along the south line of said Kin parcel a distance of 2787.42 feet  
to a found iron rod on the north-south half section line marking the southeast corner of  
said Kin parcel, passing a found iron rod a distance of 25.00 feet;

thence S 00° 14' 19" E along half section line a distance of 1257.34 feet to a found stone  
in a monument box on the centerline of Township Highway 58 marking the South  
Quarter Post of said Section 7;

thence N 89° 13' 45" W along said centerline a distance of 2791.13 feet to the **POINT OF BEGINNING**.

Containing in all 79.400 acres of land, more or less, of which 1.866 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 May, 2012.

Prior Deed Reference – Volume 140, Page 496.

12052-S

