

KOEHLER SURVEYING, INC.  
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LEGAL DESCRIPTION OF A 0.620 ACRE PARCEL  
FOR MARY FOX, TRUSTEE

Being a parcel of land situated in part of the Southeast Quarter of Section 21, 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 Southeast Corner of said Section 21;

thence on an assumed bearing of S 88° 32' 57" W along the centerline of County Highway 64 a distance of 437.00 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 00° 34' 26" W a distance of 20.00 feet;

thence continuing S 88° 32' 57" W along said centerline a distance of 50.00 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by M. & C. Calahan, II

thence N 00° 34' 26" W along said Callahan parcel, passing a set iron rod for reference a distance of 20.00 feet, a total distance of 193.00 feet to a point marking the northeast corner of said parcel, referenced by a set iron rod situated N 48° 52' 56" E a distance of 65.79 feet;

thence S 88° 32' 57" W along said Callahan parcel a distance of 195.00 feet to a set iron rod marking the northwest corner of said parcel;

thence S 00° 34' 26" E along said Callahan parcel a distance of 193.00 feet to a set MAG nail on the centerline of County Highway 64 marking the southwest corner of said parcel, passing a set iron rod for reference a distance of 173.00 feet;

thence S 88° 32' 57" W along said centerline a distance of 30.00 feet to a set MAG nail;

thence N 00° 34' 26" W a distance of 235.00 feet to a set iron rod, passing a set iron rod for reference a distance of 20.00 feet;

thence N 88° 32' 57" E a distance of 275.00 feet to a set iron rod;

thence S 00° 34' 26" E a distance of 235.00 feet to the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 215.00 feet.

Containing in all 0.620 acres of land, more or less, of which 0.037 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 November, 2012.

Prior Deed Reference – Volume 196, Page 689.

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