

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

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**LEGAL DESCRIPTION OF A 2.411 ACRE PARCEL  
FOR LARRY ROSS**

Being a parcel of land situated in part of the Northeast Quarter of Section 2, T-3-S,  
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the northeast corner of said Section 2 referenced by a  
found stone in a monument box situated N 00° 00' 00" E a distance of 0.33 feet;

thence on an assumed bearing of S 89° 27' 09" W along the centerline of County  
Highway 53 a distance of 437.50 feet to a found MAG nail and being the **POINT OF  
BEGINNING**;

thence S 00° 32' 51" E a distance of 300.00 feet to a set iron rod, passing a found iron  
rod for reference a distance of 30.00 feet;

thence S 89° 27' 09" W a distance of 350.00 feet to a found iron rod, passing a found iron  
rod a distance of 175.00 feet;

thence N 00° 32' 51" W a distance of 300.00 feet to a found MAG nail on the centerline  
of County Highway 53, passing a found iron rod a distance of 270.00 feet;

thence N 89° 27' 09" E along said centerline a distance of 350.00 feet to the **POINT OF  
BEGINNING**, passing a found MAG nail a distance of 175.00 feet.

Containing in all 2.411 acres of land, more or less, of which 0.241 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.

REFERENCE SURVEY VOL. C  
PAGE 143 IN THE TAX MAP OFFICE  
(TRACT 2)(2.411A)

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in January, 2013.

Prior Deed Reference – OR Volume 25, Page 696; OR Volume 25, Page 691.

12157-S

Tract 2

**KOEHLER SURVEYING  
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**LEGAL DESCRIPTION OF A 1.206 ACRE PARCEL  
FOR LARRY ROSS**

Being a parcel of land situated in part of the Northeast Quarter of Section 2, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the northeast corner of said Section 2 referenced by a found stone in a monument box situated N 00° 00' 00" E a distance of 0.33 feet;

thence on an assumed bearing of S 89° 27' 09" W along the centerline of County Highway 53 a distance of 437.50 feet to a found MAG nail and being the **POINT OF BEGINNING**;

thence S 00° 32' 51" E a distance of 300.00 feet to a set iron rod, passing a found iron rod for reference a distance of 30.00 feet;

thence S 89° 27' 09" W a distance of 175.00 feet to a found iron rod;

thence N 00° 32' 51" W a distance of 300.00 feet to a found MAG nail on the centerline of County Highway 53, passing a found iron rod a distance of 270.00 feet;

thence N 89° 27' 09" E along said centerline a distance of 175.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.206 acres of land, more or less, of which 0.121 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 January, 2013.

Prior Deed Reference – OR Volume 25, Page 696.  
Tract 1

12157-S

REFERENCE SURVEY VOL. 6  
PAGE 143 IN THE TAX MAP OFFICE  
(TRACT 1) (1.206A)

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

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**LEGAL DESCRIPTION OF A 0.201 ACRE PARCEL  
FOR LARRY ROSS**

Being a parcel of land situated in part of the Northeast Quarter of Section 2, T-3-S,  
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the northeast corner of said Section 2 referenced by a  
found stone in a monument box situated N 00° 00' 00" E a distance of 0.33 feet;

thence on an assumed bearing of S 89° 27' 09" W along the centerline of County  
Highway 53 a distance of 437.50 feet to a found MAG nail;

thence S 00° 32' 51" E a distance of 250.00 feet to a found iron rod and being the  
**POINT OF BEGINNING**, passing a found iron rod for reference a distance of 30.00  
feet;

thence S 00° 32' 51" E a distance of 50.00 feet to a set iron rod;

thence S 89° 27' 09" W a distance of 175.00 feet to a found iron rod;

thence N 00° 32' 51" W a distance of 50.00 feet to a found iron rod;

thence N 89° 27' 09" E a distance of 175.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.201 acres of land, more or less, 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 January, 2013.

Prior Deed Reference – OR Volume 25, Page 696.

(Partial)

REFERENCE SURVEY VOL. C  
PAGE 143 IN THE TAX MAP OFFICE

(PARTIAL) (0.201A)

