

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 2.221 ACRE PARCEL  
FOR ALAN RICHARDS**

Being a parcel of land situated in part of the Southeast Quarter of Section 12, 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 12;

thence on an assumed bearing of N 89° 18' 56" W along the centerline of County  
Highway 58 a distance of 914.00 feet to a set MAG nail and being the **POINT OF  
BEGINNING**, referenced by a set iron rod situated N 01° 03' 51" W a distance of 30.00  
feet;

thence continuing N 89° 18' 56" W along said centerline a distance of 320.00 feet to a set  
Mag nail;

thence N 01° 27' 02" E a distance of 317.00 feet to a set iron rod, passing a set iron rod  
for reference a distance of 30.00 feet;

thence S 86° 18' 26" E a distance of 307.00 feet to a set iron rod;

thence S 01° 03' 51" E a distance of 301.00 feet to the **POINT OF BEGINNING**,  
passing a set iron rod a distance of 271.00 feet.

Containing in all 2.221 acres of land, more or less, of which 0.220 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 December, 2013.

Prior Deed Reference – OR Volume 159, Page 153.

REFERENCE SURVEY VOL. 159  
PAGE 153 IN THE TAX MAP OFFICE

