

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 2.065 ACRE PARCEL
FOR MCCLEARY/CROSS**

Being a parcel of land situated in part of the Southeast Quarter of Section 33, T-3-S,
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 33 and the
centerline of Township Highway 103;

thence on an assumed bearing of N 00° 32' 24" W along the east line of said Section 33
and the centerline of said Township Highway 103 a distance of 1329.14 feet to a found
MAG nail marking a corner of a parcel of land now or formerly owned by J. & B. Miller
and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 89° 06' 11" W along said J & B. Miller parcel a distance of 305.00 feet to a set
iron rod, passing a found iron rod a distance of 25.01 feet;

thence N 00° 32' 24" W on a line a distance of 295.00 feet to a set iron rod;

thence S 89° 06' 11" E on a line a distance of 305.00 feet to a set MAG nail marking the
east line of said Section 33 and the centerline of said Township Highway 103, passing a
set iron rod a distance of 279.99 feet;

thence S 00° 32' 24" E along the east line of said Section 33 and the centerline of said
Township Highway 103 a distance of 295.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.065 acres of land, more or less, of which 0.169 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 September 2022.

Prior Deed References – OR 262, Page 1360; OR 253, Page 294.

22134-S



REFERENCE SURVEY VOL. C
PAGE 1859 IN THE TAX MAP OFFICE "2022"

PT: 1 N: 0.0000 E: 0.0000
N89°06'11"W DIST: 305.00
PT: 2 N: 4.7745 E: -304.9626
N0°32'24"W DIST: 295.00
PT: 3 N: 299.7614 E: -307.7429
S89°06'11"E DIST: 305.00
PT: 4 N: 294.9869 E: -2.7803
S0°32'24"E DIST: 295.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 2.065 ACRES



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"2022"