

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

**LEGAL DESCRIPTION OF A 0.088 ACRE PARCEL  
FOR TOM WAGNER**

Being a parcel of land situated in part of the Northwest Quarter of Section 6, T-3-S,  
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod on the north line of a parcel of land currently owned by M.  
R. Frey and marking the Southwest Corner of a 16 foot wide alley and the Southeast  
Corner of Lot 1 of R. B. Kirby's Addition to the Village of Kirby;

thence on an assumed bearing of N 89° 59' 48" E along the north line of said Frey parcel  
and the south line of said alley a distance of 16.00 feet to a found iron rod marking the  
Southeast Corner of said alley and being the **POINT OF BEGINNING**;

thence N 00° 00' 24" W along the east right-of-way line of said alley a distance of 106.00  
feet to a set iron rod, passing a set iron rod a distance of 90.00 feet;

thence N 89° 59' 48" E a distance of 36.00 feet to a set iron rod;

thence S 00° 00' 24" E a distance of 106.00 feet to a set iron rod on the north line of said  
Frey parcel;

thence S 89° 59' 48" W along the north line of said Frey parcel a distance of 36.00 feet to  
the **POINT OF BEGINNING**.

Containing in all 0.088 acre 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 December, 2006.

Prior Deed Reference ~~to~~ **OR** Volume 155, Page 85

06205-S

Tract 3



REFERENCE SURVEY VOL. D  
PAGE 329 IN THE TAX MAP OFFICE