

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

**LEGAL DESCRIPTION OF A 49.203 ACRE PARCEL
FOR THE ESTATE OF IRENE MASTERS**

Being a parcel of land situated in part of the Northeast 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 Northeast Quarter Post of
said Section 12 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 03' 24" W along the centerline of County
Highway 110 a distance of 1605.02 feet to a set MAG nail marking the northeast corner
of a parcel of land currently owned by J. & B. Bowen;

thence N 89° 33' 15" W along the north line of said Bowen parcel a distance of 1358.80
feet to a set iron rod marking the southeast corner of a parcel of land currently owned by
M. Hannum, passing a set iron rod a distance of 30.00 feet;

thence N 00° 11' 00" E along the east line of said Hannum parcel a distance of 1430.57
feet to a set iron rod on the south line of a parcel of land currently owned by W.
Griswold;

thence S 89° 31' 49" E along the south line of said Griswold parcel a distance of 199.44
feet to a set iron rod marking the southeast corner of said parcel;

thence N 00° 08' 49" W along the east line of said Griswold parcel a distance of 174.52
feet to a set MAG nail on the centerline of County Highway 57 marking the northeast
corner of said parcel, passing a set iron rod a distance of 144.52 feet;

thence S 89° 33' 15" E along said centerline a distance of 1156.82 feet to the **POINT OF
BEGINNING**.

Containing in all 49.203 acres of land, more or less, of which 1.881 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 June, 2007.

Prior Deed Reference – Volume 206, Page 902.

07067-S **Tract 2**

REFERENCE COUNTY 0
PAGE 347 IN THE TAX MAP OFFICE

(TRACT 2) (49.203A)



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

**LEGAL DESCRIPTION OF A 1.638 ACRE PARCEL
FOR THE ESTATE OF IRENE MASTERS**

Being a parcel of land situated in part of the Northwest 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 North Quarter Post of said
Section 12;

thence on an assumed bearing of N 89° 32' 49" W along the centerline of County
Highway 57 a distance of 1042.34 feet to a set MAG nail and being the **POINT OF
BEGINNING**;

thence S 00° 27' 11" W a distance of 356.70 feet to a set iron rod, passing a set iron rod a
distance of 30.00 feet;

thence N 89° 32' 49" W a distance of 200.00 feet to a set iron rod;

thence N 00° 27' 11" E a distance of 356.70 feet to a set MAG nail on the centerline of
County Highway 57, passing a set iron rod a distance of 326.70 feet;

thence S 89° 32' 49" E along said centerline a distance of 200.00 feet to the **POINT OF
BEGINNING**.

Containing in all 1.638 acres of land, more or less, of which 0.138 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 June, 2007.

Prior Deed Reference – Volume 206, Page 902.

07067-S

Tract 1

(TRACT 1)(1.638A)
REFERENCE SURVEY VOL. 0
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