

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 23.530 ACRE PARCEL  
FOR ED AND BONNIBEL LONG**

Being a parcel of land situated in part of the Northwest Quarter of Section 17, 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 West Quarter Post of said Section 17;

thence on an assumed bearing of N 00° 02' 45" W along the centerline of Township Highway 96 a distance of 492.55 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 89° 57' 15" E a distance of 20.00 feet;

thence continuing N 00° 02' 45" W along said centerline a distance of 1371.69 feet to a found MAG nail on the centerline of an open ditch marking the southwesterly corner of a 14.230 acre parcel of land as shown on Survey Volume C, Page 596, referenced by a found iron rod situated N 55° 55' 15" E a distance of 35.31 feet;

thence S 88° 40' 54" E along said ditch centerline and the south line of said 14.230 acre parcel a distance of 401.11 feet to a point referenced by a found iron rod situated N 07° 40' 56" W a distance of 15.00 feet;

thence N 83° 12' 14" E along said ditch centerline and south line of said 14.230 acre parcel a distance of 317.80 feet to a point, referenced by a found iron rod situated N 02° 24' 04" W a distance of 20.00 feet;

thence N 57° 51' 14" E along said ditch centerline and south line of said 14.230 acre parcel a distance of 40.31 feet to a point on the centerline of a Tributary of Oak Run marking the southeast corner of said 14.230 acre parcel, referenced by a found iron rod situated S 87° 35' 55" W a distance of 35.00 feet;

thence S 06° 59' 24" W on or near the centerline of said Oak Run Tributary a distance of 43.34 feet to a point, referenced by a set iron rod situated S 04° 20' 17" W a distance of 31.36 feet;

thence S 38° 15' 59" E on or near the centerline of said Oak Run Tributary a distance of 34.44 feet to a point, referenced by a set iron rod situated S 79° 53' 58" W a distance of 24.08 feet;

thence S 09° 47' 18" E on or near the centerline of said Oak Run Tributary a distance of 170.80 feet to a point, referenced by a set iron rod situated S 21° 51' 30" W a distance of 42.17 feet;

thence S 31° 01' 17" E on or near the centerline of said Oak Run Tributary a distance of 32.27 feet to a point, referenced by a set iron rod situated S 70° 26' 41" W a distance of 34.31 feet;

thence S 18° 51' 49" W on or near the centerline of said Oak Run Tributary a distance of 45.85 feet to a point, referenced by a set iron rod situated N 28° 45' 17" W a distance of 36.39 feet;

thence S 02° 36' 51" E on or near the centerline of said Oak Run Tributary a distance of 167.37 feet to a point, referenced by a set iron rod situated S 31° 12' 41" W a distance of 18.91 feet;

thence S 22° 26' 57" E on or near the centerline of said Oak Run Tributary a distance of 31.97 feet to a point, referenced by a set iron rod situated N 58° 42' 45" W a distance of 25.76 feet;

thence S 14° 18' 00" W on or near the centerline of said Oak Run Tributary a distance of 107.36 feet to a point, referenced by a set iron rod situated S 10° 39' 17" W a distance of 20.76 feet;

thence S 62° 35' 24" E on or near the centerline of said Oak Run Tributary a distance of 24.49 feet to a point, referenced by a set iron rod situated S 70° 22' 12" W a distance of 27.16 feet;

thence S 12° 25' 14" W on or near the centerline of said Oak Run Tributary a distance of 39.50 feet to a point, referenced by a set iron rod situated N 30° 07' 07" W a distance of 34.05 feet;

thence N 84° 29' 26" W on or near the centerline of said Oak Run Tributary a distance of 27.84 feet to a point, referenced by a set iron rod situated N 21° 38' 35" E a distance of 28.81 feet;

thence S  $57^{\circ} 35' 16''$  W on or near the centerline of said Oak Run Tributary a distance of 97.61 feet to a point, referenced by a set iron rod situated N  $43^{\circ} 58' 37''$  W a distance of 17.73 feet;

thence S  $01^{\circ} 17' 14''$  W on or near the centerline of said Oak Run Tributary a distance of 85.78 feet to a point, referenced by a set iron rod situated S  $01^{\circ} 23' 18''$  E a distance of 49.95 feet;

thence S  $30^{\circ} 57' 13''$  E on or near the centerline of said Oak Run Tributary a distance of 77.38 feet to a point, referenced by a set iron rod situated N  $66^{\circ} 56' 12''$  W a distance of 41.94 feet;

thence S  $45^{\circ} 05' 49''$  W on or near the centerline of said Oak Run Tributary a distance of 88.37 feet to a point, referenced by a set iron rod situated S  $45^{\circ} 05' 49''$  W a distance of 50.00 feet;

thence S  $19^{\circ} 54' 39''$  W on or near the centerline of said Oak Run Tributary a distance of 30.37 feet to a point, referenced by a set iron rod situated S  $74^{\circ} 56' 58''$  W a distance of 25.96 feet;

thence S  $55^{\circ} 56' 37''$  E on or near the centerline of said Oak Run Tributary a distance of 28.99 feet to a point, referenced by a set iron rod situated N  $79^{\circ} 03' 21''$  W a distance of 50.00 feet;

thence S  $79^{\circ} 03' 21''$  E on or near the centerline of said Oak Run Tributary a distance of 85.16 feet to a point, referenced by a set iron rod situated S  $21^{\circ} 35' 28''$  E a distance of 75.44 feet;

thence S  $34^{\circ} 43' 55''$  E on or near the centerline of said Oak Run Tributary a distance of 103.44 feet to a point, referenced by a set iron rod situated N  $64^{\circ} 30' 10''$  W a distance of 34.54 feet;

thence S  $17^{\circ} 45' 11''$  W on or near the centerline of said Oak Run Tributary a distance of 47.39 feet to a point, referenced by a set iron rod situated N  $15^{\circ} 34' 36''$  W a distance of 62.29 feet;

thence S  $07^{\circ} 06' 20''$  W on or near the centerline of said Oak Run Tributary a distance of 27.73 feet to a point, referenced by a set iron rod situated S  $54^{\circ} 43' 18''$  W a distance of 58.35 feet;

thence S 01° 01' 20" W on or near the centerline of said Oak Run Tributary a distance of 58.29 feet to a point, referenced by a set iron rod situated N 62° 10' 59" W a distance of 52.68 feet;

thence S 76° 08' 54" W on or near the centerline of said Oak Run Tributary a distance of 41.47 feet to a point, referenced by a set iron rod situated N 10° 23' 14" W a distance of 35.09 feet;

thence N 47° 20' 56" W on or near the centerline of said Oak Run Tributary a distance of 43.83 feet to a point, referenced by a set iron rod situated N 79° 27' 49" E a distance of 26.35 feet;

thence S 74° 16' 58" W on or near the centerline of said Oak Run Tributary a distance of 52.36 feet to a point, referenced by a set iron rod situated S 69° 36' 21" W a distance of 42.53 feet;

thence S 36° 02' 54" W on or near the centerline of said Oak Run Tributary a distance of 50.57 feet to a point, referenced by a set iron rod situated N 21° 11' 15" W a distance of 27.95 feet;

thence S 02° 06' 52" E on or near the centerline of said Oak Run Tributary a distance of 61.97 feet to a point, referenced by a set iron rod situated S 54° 24' 17" W a distance of 62.10 feet;

thence S 34° 42' 38" W on or near the centerline of said Oak Run Tributary a distance of 67.48 feet to a point, referenced by a set iron rod situated N 31° 59' 42" W a distance of 22.79 feet;

thence S 66° 57' 28" W on or near the centerline of said Oak Run Tributary and it's southwesterly extension a distance of 172.08 feet to a set iron rod;

thence S 89° 57' 15" W a distance of 458.40 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 438.40 feet.

Containing in all 23.530 acres of land, more or less, of which 0.630 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 April, 2010.

Prior Deed Reference – OR Volume 199, Page 328

10019-S

