

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

LEGAL DESCRIPTION OF A 53.754 ACRE PARCEL
FOR JANICE YOUNG

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

Commencing at a found railroad spike marking the intersection of the centerlines of State Highway 294 and State Highway 67, referenced by a set iron rod situated S 48° 25' 14" W a distance of 42.71 feet;

thence on an assumed bearing of S 03° 47' 44" W along the centerline of State Highway 67, passing a found railroad spike a distance of 240.53 feet, a total distance of 360.20 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by W. R. Miller, et ux, and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 86° 57' 16" W a distance of 30.00 feet;

thence continuing S 03° 47' 44" W along said centerline a distance of 44.54 feet to a set MAG nail, referenced by a set iron rod situated N 86° 12' 16" W a distance of 30.00 feet;

thence along said centerline an arc distance of 703.61 feet on a curve to the right having a radius of 1146.30 feet, a chord of 692.62 feet and a chord bearing of S 21° 22' 48" W to a set MAG nail referenced by a set iron rod situated N 51° 02' 08" W a distance of 30.00 feet;

thence S 38° 57' 52" W along said centerline a distance of 411.99 feet to a set MAG nail marking the northeast corner of a parcel of land currently owned by D. L. McCleary;

thence N 84° 28' 01" W along the north line of said McCleary parcel a distance of 1607.99 feet to a set iron rod on the east line of a parcel of land currently owned by E. P. Maze and J. L. Maze, passing a set iron rod for reference a distance of 35.95 feet;

thence N 00° 25' 01" W along the east line of said Maze parcel a distance of 443.26 feet to a found iron rod marking the southwest corner of a parcel of land currently owned by T. A. and J. M. Cox;

thence S 87° 35' 47" E along the south line of said Cox parcel a distance of 300.00 feet to a found iron rod marking the southeast corner of said Cox parcel;

thence N 00° 12' 32" W along the east line of said Cox parcel a distance of 873.76 feet to a set MAG nail on the centerline of State Highway 294, passing a found iron rod for reference a distance of 842.08 feet;

thence S 87° 30' 13" E along said centerline a distance of 1018.84 feet to a found iron pipe;

thence S 86° 43' 39" E along said centerline a distance of 481.94 feet to a set MAG nail marking the northwest corner of a parcel of land currently owned by R. Miller, et ux;

thence S 03° 47' 56" W along the west line of said R. Miller parcel a distance of 269.00 feet to a set iron rod marking the southwesterly corner of said parcel, passing a set iron rod for reference a distance of 30.00 feet;

thence S 86° 27' 46" E along a southerly line of said R. Miller parcel a distance of 50.01 feet to a set iron rod marking a corner of said parcel;

thence S 03° 47' 44" W along a line of said R. Miller parcel a distance of 7.77 feet to a set iron rod marking a corner of said parcel;

thence S 86° 57' 16" E along a southerly line of said R. Miller parcel a distance of 102.00 feet to a set iron rod on the west line of a parcel of land currently owned by W. R. Miller, et ux, marking a southeasterly corner of said R. Miller parcel;

thence S 03° 47' 44" W along the west line of said W. R. Miller parcel a distance of 83.00 feet to a set iron rod marking the southwest corner of said W. R. Miller parcel;

thence S 86° 57' 16" E along the southerly line of said W. R. Miller parcel a distance of 195.00 feet to the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 165.00 feet.

Containing in all 53.754 acres of land, more or less, of which 1.832 acres, 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, 2010.

Prior Deed Reference – Volume 205, Page 535; Volume 151, Page 6.

10114-S

