

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 31.363 ACRE PARCEL  
FOR RICHARD MILLER**

Being a parcel of land situated in part of the Northeast Quarter of Section 31, 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 East Quarter Post of said Section 31;

thence on an assumed bearing of S 89° 29' 39" W along the centerline of State Highway 294 a distance of 200.00 feet to a point marking the southwest corner of a parcel of land currently owned by D. and C. Miller and being the **POINT OF BEGINNING**, referenced by a found iron pipe situated N 00° 37' 26" W a distance of 30.00 feet;

thence continuing S 89° 29' 39" W along said centerline a distance of 39.43 feet to a point marking the southeast corner of a parcel of land currently owned by J. Miller II, et ux;

thence N 17° 30' 35" W along said J. Miller II parcel a distance of 278.77 feet to a found iron pipe, passing a set iron rod for reference a distance of 31.37 feet;

thence N 68° 08' 25" W along said J. Miller II parcel a distance of 109.31 feet to a found iron pipe;

thence N 56° 23' 29" W along said J. Miller II parcel a distance of 49.97 feet to a found iron pipe;

thence N 64° 32' 58" W along said J. Miller II parcel a distance of 55.75 feet to a set iron rod;

thence S 41° 42' 16" W along said J. Miller II parcel a distance of 214.19 feet to a found iron pipe;

thence S 00° 49' 27" E along said J. Miller II parcel a distance of 201.96 feet to a point on the centerline of State Highway 294, passing a found iron pipe for reference a distance of 172.94 feet;

thence S 89° 29' 39" W along said centerline a distance of 528.24 feet to a found nail marking the southeast corner of a parcel of land currently owned by B. & J. Musgrave;

thence N 00° 25' 04" W along said Musgrave parcel a distance of 823.10 feet to a found iron rod, passing a found iron rod a distance of 30.00 feet;

thence S 89° 30' 18" W along said Musgrave parcel a distance of 16.61 feet to a found iron rod;

thence N 00° 25' 04" W along said Musgrave parcel a distance of 493.21 feet to a found iron rod;

thence N 89° 30' 18" E along said Musgrave parcel a distance of 1196.79 feet to a found iron rod on the east line of said Section 31;

thence S 00° 36' 30" E along said section line a distance of 880.47 feet to a found iron pipe marking the northeast corner of the aforementioned D. and C. Miller parcel;

thence S 89° 31' 12" W along said D. and C. Miller parcel a distance of 200.12 feet to a found pipe;

thence S 00° 37' 26" E along said D. and C. Miller parcel a distance of 435.70 feet to the **POINT OF BEGINNING**, passing a found iron pipe a distance of 405.70 feet.

Containing in all 31.363 acres of land, more or less, of which 0.394 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 August, 2013.

Prior Deed Reference - Volume 134, Page 552.

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