

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 34.678 ACRE PARCEL
FOR ROSETTA ARNOLD**

Being a parcel of land situated in part of the Southeast Quarter of Section 22, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 22 and the intersection of the centerlines of County Highway 103 and County Highway 64;

thence on an assumed bearing of N 90° 00' 00" E along the south line of said Section 22 and the centerline of said County Highway 64 a distance of 808.77 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 03° 14' 36" E on a line a distance of 1472.60 feet to a set iron rod, passing a set iron rod a distance of 25.04 feet;

thence N 84° 56' 48" W on a line a distance of 289.14 feet to a set iron rod;

thence N 05° 20' 10" W on a line a distance of 137.46 feet to a set iron rod;

thence N 81° 55' 15" W on a line a distance of 104.58 feet to a set iron rod;

thence N 02° 27' 30" E on a line a distance of 1010.92 feet to a set iron rod marking the east-west half section line of said Section 22;

thence S 89° 43' 23" E along the east-west half section line of said Section 22 a distance of 454.67 feet to a point marking the northwest corner of a parcel of land now or formerly owned by M. Arnold;

thence S 02° 09' 39" W along said M. Arnold parcel a distance of 660.00 feet to a set iron rod marking a corner of said M. Arnold parcel, passing a set iron rod a distance of 3.00 feet;

thence S 89° 43' 23" E along said M. Arnold parcel a distance of 423.72 feet to a set iron rod marking a corner of said M. Arnold parcel and the west line of the east half of the southeast quarter of said Section 22;

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thence S 02° 09' 39" W along said M. Arnold parcel and the west line of the east half of the southeast quarter of said Section 22 a distance of 1328.31 feet to a found iron rod marking a corner of said M. Arnold parcel;

thence N 90° 00' 00" E along said M. Arnold parcel a distance of 79.53 feet to a found iron rod marking a corner of said M. Arnold parcel;

thence S 02° 09' 39" W along said M. Arnold parcel a distance of 666.60 feet to a found MAG nail marking the south line of said Section 22 and the centerline of said County Highway 64, passing a found iron rod a distance of 641.58 feet;

thence S 90° 00' 00" W along the south line of said Section 22 and the centerline of said County Highway 64 a distance of 580.14 feet to the **POINT OF BEGINNING**.

Containing in all 34.678 acres of land, more or less, of which 0.333 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 November 2025.

Prior Deed References – OR 200, Page 2057; OR 290, Page 1264

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PT: 1 N: 0.0000 E: 0.0000
N3°14'36"E DIST: 1472.60
PT: 2 N: 1470.2413 E: 83.3147
N84°56'48"W DIST: 289.14
PT: 3 N: 1495.7096 E: -204.7014
N5°20'10"W DIST: 137.46
PT: 4 N: 1632.5739 E: -217.4849
N81°55'15"W DIST: 104.58
PT: 5 N: 1647.2717 E: -321.0270
N2°27'30"E DIST: 1010.92
PT: 6 N: 2657.2613 E: -277.6657
S89°43'23"E DIST: 454.67
PT: 7 N: 2655.0636 E: 176.9990
S2°09'39"W DIST: 660.00
PT: 8 N: 1995.5329 E: 152.1138
S89°43'23"E DIST: 423.72
PT: 9 N: 1993.4849 E: 575.8289
S2°09'39"W DIST: 1328.31
PT: 10 N: 666.1194 E: 525.7453
S90°00'00"E DIST: 79.53
PT: 11 N: 666.1194 E: 605.2753
S2°09'39"W DIST: 666.60
PT: 12 N: -0.0066 E: 580.1414
S90°00'00"W DIST: 580.14
PT: 13 N: -0.0066 E: 0.0014

CLOSING BEARING/DISTANCE: N11°45'29"W DIST: 0.0067

MISCLOSURE: N: -0.0066 E: 0.0014

AREA: 34.678 ACRES



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