

KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 40.083 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 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 02° 04' 41" E along the north-south half section line of said Section 22 and the centerline of said County Highway 103 a distance of 2661.11 feet to a set MAG nail marking the center of said Section 22;

thence S 89° 43' 23" E along the east-west half section line of said Section 22 a distance of 434.62 feet to a set iron rod, passing a set iron rod a distance of 25.00 feet;

thence S 02° 27' 30" W on a line a distance of 1010.92 feet to a set iron rod;

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

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

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

thence S 03° 14' 36" W on a line a distance of 1472.60 feet to a set MAG nail marking the south line of said Section 22 and the centerline of said County Highway 64, passing a set iron rod a distance of 1447.56 feet;

thence S 90° 00' 00" W along the south line of said Section 22 and the centerline of County Highway 64 a distance of 808.77 feet to the **POINT OF BEGINNING**.

Containing in all 40.083 acres of land, more or less, of which 1.675 acres, more or less, are 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.

REFERENCE SURVEY VOL. D

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IN THE TAX MAP OFFICE

2025

Traet 1

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

25098-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
N2°04'41"E DIST: 2661.11
PT: 2 N: 2659.3599 E: 96.4944
S89°43'23"E DIST: 434.62
PT: 3 N: 2657.2592 E: 531.1093
S2°27'30"W DIST: 1010.92
PT: 4 N: 1647.2695 E: 487.7481
S81°55'15"E DIST: 104.58
PT: 5 N: 1632.5717 E: 591.2901
S5°20'10"E DIST: 137.46
PT: 6 N: 1495.7074 E: 604.0736
S84°56'48"E DIST: 289.14
PT: 7 N: 1470.2391 E: 892.0898
S3°14'36"W DIST: 1472.60
PT: 8 N: -0.0021 E: 808.7751
S90°00'00"W DIST: 808.77
PT: 9 N: -0.0021 E: 0.0051

CLOSING BEARING/DISTANCE: N66°59'21"W DIST: 0.0055

MISCLOSURE: N: -0.0021 E: 0.0051

AREA: 40.083 ACRES



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