

**KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 40.187 ACRE PARCEL  
FOR SUZANNE MILLER ESTATE**

Being a parcel of land situated in part of the Northwest Quarter of Section 11, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 11 and the centerline of State Highway 53;

thence on an assumed bearing of S 89° 19' 03" W along the north line of said Section 11 and the centerline of said State Highway 53 a distance of 661.45 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 00° 01' 46" E on a line a distance of 2643.98 feet to a set iron rod marking the east-west half section line of said Section 11, passing a set iron rod a distance of 30.00 feet;

thence S 89° 11' 06" W along the east-west half section line of said Section 11 a distance of 662.46 feet to a set iron rod marking the east line of the west half of the northwest quarter of said Section 11;

thence N 00° 00' 29" W along the east line of the west half of the northwest quarter of said Section 11 a distance of 2645.52 feet to a set MAG nail marking the north line of said Section 11 and the centerline of said State Highway 53, passing a set iron rod a distance of 2615.52 feet;

thence N 89° 19' 03" E along the north line of said Section 11 and the centerline of said State Route 53 a distance of 661.45 feet to the **POINT OF BEGINNING**.

Containing in all 40.187 acres of land, more or less, of which 0.456 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.

REFERENCE SURVEY VOL. D  
PAGE 715 IN THE TAX MAP OFFICE  
2025 Tract 1

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in November 2025.

Prior Deed References – DV 148, Page 432; OR 202, Page 59

25157-S      Tract 1



PT: 1 N: 0.0000 E: 0.0000  
S0°01'46"E DIST: 2643.98  
PT: 2 N: -2643.9797 E: 1.3587  
S89°11'06"W DIST: 662.46  
PT: 3 N: -2653.4025 E: -661.0342  
N0°00'29"W DIST: 2645.52  
PT: 4 N: -7.8825 E: -661.4062  
N89°19'03"E DIST: 661.45  
PT: 5 N: -0.0036 E: -0.0031

CLOSING BEARING/DISTANCE: N41°10'35"E DIST: 0.0047

MISCLOSURE: N: -0.0036 E: -0.0031

AREA: 40.187 ACRES



11-12-2025

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PAGE 715 IN THE TAX MAP OFFICE

2025 Tract 1