

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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(419) 294-5388**

**LEGAL DESCRIPTION OF A 42.525 ACRE PARCEL
FOR CAROL HOLLANSHEAD**

Being a parcel of land situated in part of the Southwest Quarter of Section 12, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument marking the west quarter post of said Section 12 and the centerline of County Highway 108 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 89° 33' 20" E along the east-west half section line of said Section 12 a distance of 1362.00 feet to a found iron rod marking the west line of the east half of the southwest quarter of said Section 12;

thence S 00° 18' 30" W along the west line of the east half of the southwest quarter of said Section 12 a distance of 1359.40 feet to a set iron rod;

thence N 89° 36' 42" W on a line a distance of 1361.96 feet to a set MAG nail marking the west line of said Section 12 and the centerline of said County Highway 108, passing a set iron rod a distance of 1331.96 feet;

thence N 00° 18' 23" E along the west line of said Section 12 and the centerline of said County Highway 108 a distance of 1360.73 feet to the **POINT OF BEGINNING**.

Containing in all 42.525 acres of land, more or less, of which 0.937 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 September 2025.

Prior Deed References – DV 187, Page 886; DV 199, Page 849

25062-S Tract 1

REFERENCE SURVEY VOL. C
PAGE 1954 IN THE TAX MAP OFFICE
2025 (42.525A)



PT: 1 N: 0.0000 E: 0.0000
S89°33'20"E DIST: 1362.00
PT: 2 N: -10.5650 E: 1361.9590
S0°18'30"W DIST: 1359.40
PT: 3 N: -1369.9453 E: 1354.6435
N89°36'42"W DIST: 1361.96
PT: 4 N: -1360.7144 E: -7.2852
N0°18'23"E DIST: 1360.73
PT: 5 N: -0.0038 E: -0.0087

CLOSING BEARING/DISTANCE: N66°11'16"E DIST: 0.0095

MISCLOSURE: N: -0.0038 E: -0.0087

AREA: 42.525 ACRES



REFERENCE SURVEY VOL. C
PAGE 1954 IN THE TAX MAP OFFICE
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