

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
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**LEGAL DESCRIPTION OF A 11.059 ACRE PARCEL  
FOR DENNIS FLOWERS**

Being a parcel of land situated in part of the Northwest Quarter of Section 33, T-3-S,  
R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northwest Corner of said  
Section 33;

thence on an assumed bearing of S 00° 29' 30" W along the centerline of County  
Highway 215 a distance of 1330.62 feet to a found MAG nail marking the southwest  
corner of a parcel of land currently owned by J. Bassler, et al and being the **POINT OF  
BEGINNING**;

thence N 89° 56' 44" E along the south line said Bassler parcel a distance of 752.70 feet  
to a found iron rod marking a northwesterly corner of a parcel of land currently owned by  
D. E. Flowers, et ux, passing 3 found iron rods a distance of 20.00 feet, 435.60 feet and  
650.60 feet respectively;

thence S 00° 29' 30" W along a westerly line of said Flowers parcel a distance of 640.00  
feet to a found iron rod marking a corner of said parcel;

thence S 89° 56' 44" W along a line of said Flowers parcel a distance of 752.70 feet to a  
found MAG nail on the centerline of County Highway 215 marking a corner of said  
Flowers parcel, passing 3 found iron rods a distance of 102.10 feet, 317.10 feet and  
732.70 feet respectively;

thence N 00° 29' 30" E along said centerline a distance of 640.00 feet to the **POINT OF  
BEGINNING**.

Containing in all 11.059 acres of land, more or less, of which 0.294 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., of Ohio  
#7457, in July, 2007.

Prior Deed Reference – Volume 213, Page 409; Volume 212, Page 259;  
OR Volume 13, Page 809

07098-S

REFERENCE SURVEY VOL. C  
PAGE 1083 IN THE TAX MAP OFFICE

