

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
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**LEGAL DESCRIPTION OF A 16.742 ACRE PARCEL  
FOR DON STEPHAN**

Being a parcel of land situated in part of the Southeast Quarter of Section 35, T-2-S,  
R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of said  
Section 35 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 12' 37" E along the east line of said Section 35 a  
distance of 388.45 feet to a point on the north limited access right-of-way line of U. S.  
Route 30, referenced by a found iron rod situated S 89° 34' 57" E a distance of 0.11 feet;

thence N 84° 38' 41" W along said limited access right-of-way line a distance of 2643.88  
feet to a found iron rod marking a corner of a parcel of land currently owned by the  
Board of County Commissioners of Wyandot County;

thence N 02° 47' 07" W along said Board of Commissioners parcel a distance of 100.74  
feet to a set iron rod;

thence N 18° 40' 00" W along said Board of Commissioners parcel a distance of 68.10  
feet to a set iron rod on the east-west half section line of said Section 35;

thence S 89° 29' 40" E along said half section line a distance of 2657.71 feet to the  
**POINT OF BEGINNING**.

Containing in all 16.742 acres of land, more or less, 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 June, 2012.

Prior Deed Reference – Volume 189, Page 299; Volume 209, Page 1956.

REFERENCE SURVEY VOL. C  
PAGE 1375 IN THE TAX MAP OFFICE

