

KOEHLER SURVEYING, INC.
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LEGAL DESCRIPTION OF A 5.885 ACRE PARCEL
FOR DONALD AND BELVA FLOWERS

Being a parcel of land situated in part of the Northwest Quarter of Section 14, 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 North Quarter Post of said
Section 14;

thence on an assumed bearing of S 89° 54' 35" W along the centerline of Township
Highway 44 a distance of 587.03 feet to a found MAG nail marking the northwesterly
corner of a parcel of land currently owned by C. L. Pfeiffer, et al and being the **POINT
OF BEGINNING**;

thence S 34° 48' 39" W along a westerly line of said Pfeiffer parcel and the westerly line
of a parcel of land currently owned by D. E. Flowers, L. E., et al, a distance of 3219.98
feet to a set iron rod on the east-west half section line marking a southwesterly corner of
said Flowers parcel, passing a set iron rod for reference a distance of 24.39 feet;

thence S 89° 55' 42" W along said half section line a distance of 113.37 feet to a set iron
rod marking a southeasterly corner of said Flowers parcel;

thence N 34° 48' 39" E along an easterly line of said Flowers parcel a distance of
1632.00 feet to a set iron rod marking a corner of said Flowers parcel;

thence S 55° 11' 21" E along a line of said Flowers parcel a distance of 27.00 feet to a set
iron rod marking a corner of said Flowers parcel;

thence N 34° 48' 39" E along the easterly line of said Flowers parcel and an easterly line
of said Pfeiffer parcel a distance of 1606.77 feet to a set MAG nail on the centerline of
Township Highway 44, passing a set iron rod for reference a distance of 1582.38 feet;

thence N 89° 54' 35" E along said centerline a distance of 80.47 feet to the **POINT OF BEGINNING**.

Containing in all 5.885 acres of land, more or less, of which 0.037 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 December, 2010.

Prior Deed Reference – OR Volume 4, Page 412.

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