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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 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 00° 04' 03" E along the north-south half section line of said Section 11 a distance of 2642.43 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 663.22 feet to a set iron rod;

thence N 00° 01' 46" W on a line a distance of 2643.98 feet to a set MAG nail marking the north line of said Section 11 and the centerline of State Highway 53, passing a set iron rod a distance of 2613.98 feet;

thence N 89° 19' 03" E along the north line of said Section 11 and the centerline of said State Highway 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.

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 2

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

2025 Tract 2



PT: 1 N: 0.0000 E: 0.0000
S0°04'03"E DIST: 2642.43
PT: 2 N: -2642.4282 E: 3.1130
S89°11'06"W DIST: 663.22
PT: 3 N: -2651.8618 E: -660.0399
N0°01'46"W DIST: 2643.98
PT: 4 N: -7.8821 E: -661.3986
N89°19'03"E DIST: 661.45
PT: 5 N: -0.0032 E: 0.0045

CLOSING BEARING/DISTANCE: N54°17'49"W DIST: 0.0055

MISCLOSURE: N: -0.0032 E: 0.0045

AREA: 40.187 ACRES



REFERENCE SURVEY VOL. D

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Tract 2 2025