

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 40.000 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 stone marking the southwest corner of said Section 12 and the
intersection of the centerlines of County Highway 108 and County Highway 58 and being
the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 00° 18' 23" E along the west line of said Section 12
and the centerline of said County Highway 108 a distance of 1279.36 feet to a set MAG
nail;

thence S 89° 36' 42" E on a line a distance of 1361.96 feet to a set iron rod marking the
west line of the east half of the southwest quarter of said Section 12, passing a set iron
rod a distance of 30.00 feet;

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 1279.36 feet to a set MAG nail marking the south line of
said Section 12 and the centerline of said County Highway 58, passing a set iron rod a
distance of 1249.36 feet;

thence N 89° 36' 42" W along the south line of said Section 12 and the centerline of said
County Highway 58 a distance of 1361.92 feet to the **POINT OF BEGINNING**.

Containing in all 40.000 acres of land, more or less, of which 1.798 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 2

REFERENCE SURVEY VOL. C

PAGE 1954 IN THE TAX MAP OFFICE

2025 (40.000A)

PT: 1 N: 0.0000 E: 0.0000
N0°18'23"E DIST: 1279.36
PT: 2 N: 1279.3417 E: 6.8413
S89°36'42"E DIST: 1361.96
PT: 3 N: 1270.1108 E: 1368.7701
S0°18'30"W DIST: 1279.36
PT: 4 N: -9.2306 E: 1361.8853
N89°36'42"W DIST: 1361.92
PT: 5 N: 0.0000 E: -0.0034

CLOSING BEARING/DISTANCE: N89°21'35"E DIST: 0.0034

MISCLOSURE: N: 0.0000 E: -0.0034

AREA: 40.000 ACRES



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