

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
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**LEGAL DESCRIPTION OF A 0.105 ACRE PARCEL  
FOR MELISSA CUNNINGHAM**

Being a parcel of land situated in part of the Southwest Quarter of Section 8, 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 8 and the intersection of the centerlines of Township Highway 96 and Township Highway 58;

thence on an assumed bearing of N 00° 00' 00" E along the west line of said Section 8 and the centerline of said Township Highway 96 a distance of 1589.26 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 90° 00' 00" E a distance of 20.00 feet;

thence continuing N 00° 00' 00" E along the west line of said Section 8 and the centerline of said Township Highway 96 a distance of 9.00 feet to a found MAG nail marking the southwest corner of a parcel of land now or formerly owned by C. Cunningham, Etux.;

thence N 90° 00' 00" E along said C. Cunningham, Etux. parcel a distance of 510.00 feet to a found iron rod marking the southeast corner of said C. Cunningham, Etux. parcel, passing a found iron rod a distance of 30.00 feet;

thence S 00° 00' 00" W on a line a distance of 9.00 feet to a set iron rod;

thence S 90° 00' 00" W on a line a distance of 510.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 490.00 feet.

Containing in all 0.105 acres of land, more or less, of which 0.004 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 April 2025.

Prior Deed References – OR 97, Page 200

25007-S      Tract 2      Adjoiner only



PT: 1 N: 0.0000 E: 0.0000  
N0°00'00"E DIST: 9.00  
PT: 2 N: 9.0000 E: 0.0000  
N90°00'00"E DIST: 510.00  
PT: 3 N: 9.0000 E: 510.0000  
S0°00'00"W DIST: 9.00  
PT: 4 N: 0.0000 E: 510.0000  
S90°00'00"W DIST: 510.00  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.105 ACRES

REFERENCE SURVEY VOL. C

PAGE 1938 IN THE TAX MAP OFFICE

2025 (Tract 2)

