

**KOEHLER SURVEYING  
P.O. BOX 28  
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**LEGAL DESCRIPTION OF A 4.868 ACRE PARCEL  
FOR JOE MUSGRAVE**

Being a parcel of land situated in part of the Northwest Quarter of Section 5, T-4-S,  
R-13-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the West Quarter Post of said  
Section 5;

thence on an assumed bearing of N 00° 00' 00" E along the centerline of County  
Highway 96 a distance of 781.47 feet to a set MAG nail and being the **POINT OF  
BEGINNING**;

thence continuing N 00° 00' 00" E along said centerline a distance of 115.00 feet to a set  
MAG nail;

thence N 90° 00' 00" E a distance of 928.06 feet to a set iron rod, passing a set iron rod a  
distance 30.00 feet;

thence N 06° 01' 00" E a distance of 112.82 feet to a set iron rod;

thence N 86° 14' 50" E a distance of 432.69 feet to a set iron rod;

thence S 03° 45' 10" E a distance of 207.53 feet to a set iron rod;

thence S 88° 14' 11" W a distance of 354.92 feet to a set iron rod;

thence S 06° 02' 25" W a distance of 153.89 feet to a set iron rod;

thence N 88° 32' 57" W a distance of 110.26 feet to a set iron rod;

thence N 06° 01' 00" E a distance of 114.00 feet to a set iron rod;

thence S 89° 57' 37" W a distance of 916.01 feet to the **POINT OF BEGINNING**,  
passing a set iron rod a distance of 886.01 feet.

Containing in all 4.868 acres of land, more or less, of which 0.079 acre, more or less, is  
currently contained within the right-of-way of County Highway 96. 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, 1999.

Prior Deed Reference – Volume 216, Page 615.

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