

KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 0.224 ACRE PARCEL
FOR SCOTT & JOAN MUSGRAVE**

Being a parcel of land situated in part of the Southwest Quarter of Section 31, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod on the centerline of State Route 294 marking the northeast corner of the southwest quarter of said Section 31 (per Survey Vol. 8, Pg. 196);

thence on an assumed bearing of S 85° 30' 00" W along said centerline a distance of 753.84 feet to a found railroad spike, passing a found railroad spike a distance of 713.58 feet;

thence S 01° 57' 40" W a distance of 123.53 feet to a found iron rod, passing a found iron rod a distance of 36.76 feet;

thence S 19° 36' 26" W a distance of 331.45 feet to a found iron rod;

thence S 31° 39' 29" E a distance of 434.28 feet to a found iron rod and being the **POINT OF BEGINNING**;

thence S 38° 13' 11" W a distance of 76.82 feet to a found iron rod;

thence S 51° 46' 38" E a distance of 124.32 feet to a set iron rod;

thence S 88° 39' 49" W a distance of 146.91 feet to a set iron rod;

thence N 08° 11' 57" W a distance of 75.52 feet to a set iron rod;

thence N 58° 28' 31" E a distance of 126.12 feet to the **POINT OF BEGINNING**.

Containing in all 0.224 acre of land, more or less, 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 May, 2001.

Prior Deed Reference – Volume 201, Page 171.
01092-S (123)