

KOEHLER SURVEYING
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LEGAL DESCRIPTION OF A 1.403 ACRE PARCEL
FOR JIM W. BAKER

Being a parcel of land situated in part of the Northeast Quarter of Section 17, T-3-S,
R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said
Section 17;

thence on an assumed bearing of S 00° 00' 00" E along the centerline of County
Highway 97 a distance of 2179.93 feet to a set MAG nail and being the **POINT OF
BEGINNING**, referenced by a set iron rod situated S ~~89°~~ 39' 11" W a distance of 20.01
feet;

thence continuing S 00° 00' 00" E along said centerline a distance of 15.00 feet to a set
MAG nail marking the northeast corner of a parcel of land currently owned by J. W.
Baker, et ux;

thence N 89° 32' 20" W along the north line of said Baker parcel a distance of 282.00
feet to a set iron rod marking a corner of said Baker parcel, passing a found iron pipe a
distance of 20.23 feet;

thence S 00° 00' 00" E along a line of said Baker parcel a distance of 112.00 feet to a set
iron rod marking a corner of said Baker parcel;

thence S 89° 32' 20" E along a line of said Baker parcel a distance of 27.00 feet to a set
iron rod marking a corner of said Baker parcel;

thence S 00° 00' 00" E along a line of said Baker parcel a distance of 163.00 feet to a set
iron rod marking a corner of said Baker parcel;

thence N 89° 32' 20" W a distance of 220.25 feet to a set iron rod;

thence N 00° 00' 00" W a distance of 275.00 feet to a set iron rod;

thence N 88° 39' 11" E a distance of 475.37 feet to the **POINT OF BEGINNING**,
passing a set iron rod a distance of 455.36 feet.

Containing in all 1.403 acres of land, more or less, of which 0.007 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 October, 2002.

Prior Deed Reference – Volume 216, Page 39.

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