

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
**(419) 294-5388**

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**LEGAL DESCRIPTION OF A 5.010 ACRE PARCEL  
FOR COLLEEN ACTON**

Being a parcel of land situated in part of the Southeast Quarter of Section 12, T-4-S,  
R-12-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the south line of said  
Section 12 and the centerline of State Route 67, referenced by a found iron rod situated  
N 86° 52' 29" W a distance of 44.90 feet;

thence on an assumed bearing of N 44° 58' 11" W along the centerline of State Route 67  
a distance of 891.12 feet to a set MAG and being the **POINT OF BEGINNING**,  
referenced by a set iron rod situated N 45° 01' 49" E a distance of 30.00 feet;

thence continuing N 44° 58' 11" W along said centerline a distance of 467.16 feet to a set  
MAG nail;

thence N 45° 01' 49" E a distance of 467.16 feet to a set iron rod, passing a set iron rod a  
distance of 30.00 feet;

thence S 44° 58' 11" E a distance of 467.16 feet to a set iron rod;

thence S 45° 01' 49" W a distance of 467.16 feet to the **POINT OF BEGINNING**,  
passing a set iron rod a distance of 437.16 feet;

Containing in all 5.010 acres of land, more or less, of which 0.322 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 January, 2004.

Prior Deed Reference – Volume 106, Page 164, Volume 183, Page 50.

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