

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.254 ACRE PARCEL
FOR LAURA MAE PICKETT ESTATE**

Being a parcel of land situated in part of the Southeast and Southwest Quarters of Section 8, T-3-S, R-13-E, and being part of Lot #12 of the Original Plat of Burlington (now known as Marseilles) and unplatte Lands in the Village of Marseilles, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod situated on the northerly line of Main Street and marking the southeasterly corner of Lot # 74 of Merriman's 2nd Addition to the Village of Marseilles and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 31° 00' 00" W along the easterly line of said Lot #74 a distance of 165.00 feet to a set iron rod on the southerly line of a 16.5 foot wide alley and marking the northeasterly corner of said Lot #74;

thence N 59° 00' 00" E along the southerly line of said alley a distance of 97.08 feet to a set iron rod marking a corner of Lot #12 of the Original Plat of Burlington (NKA: Marseilles);

thence S 00° 02' 11" E along Lot #12 a distance of 71.92 feet to a set iron rod;

thence S 31° 00' 00" E on a line a distance of 103.33 feet to a set iron rod on the northerly line of said Main Street;

thence S 59° 00' 00" W along the northerly line of said Main Street a distance of 60.08 feet to the **POINT OF BEGINNING**.

Containing in all 0.254 acre of land, more or less. 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 February 2017.

INDEPENDENCE SURVEY CO. C
PAGE 1646 DATE 2/17/2017

"2017"

Prior Deed References – DV 205, Page 229

16187-S



PT: 1 N: 0.0000 E: 0.0000
N31°00'00"W DIST: 165.00
PT: 2 N: 141.4326 E: -84.9813
N59°00'00"E DIST: 97.08
PT: 3 N: 191.4325 E: -1.7675
S0°02'11"E DIST: 71.92
PT: 4 N: 119.5125 E: -1.7218
S31°00'00"E DIST: 103.33
PT: 5 N: 30.9414 E: 51.4971
S59°00'00"W DIST: 60.08
PT: 6 N: -0.0021 E: -0.0015

CLOSING BEARING/DISTANCE: N36°29'56"E DIST: 0.0026

MISCLOSURE: N: -0.0021 E: -0.0015

AREA: 0.254 ACRES



REFERENCE SURVEY VOL. C
PAGE 1646 IN THE SURVEYOR'S OFFICE

"2017"