

**VICTOR B. KOEHLER, P.S.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351**

**LEGAL DESCRIPTION OF A 18.996 ACRE
PARCEL FOR DORIS A. BALDWIN**

Being a parcel of land situated in part of the Southeast Quarter of Section 6, 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 South Quarter Post of said Section;

thence on an assumed bearing of $S\ 89^{\circ}\ 54'\ 48''\ E$ along the centerline of Township Highway 71 a distance of 125.00 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence $N\ 00^{\circ}\ 05'\ 51''\ E$ a distance of 549.18 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence $N\ 88^{\circ}\ 44'\ 57''\ E$ a distance of 569.82 feet to a set iron rod;

thence $N\ 03^{\circ}\ 49'\ 15''\ E$ a distance of 310.49 feet to a set iron rod;

thence $S\ 89^{\circ}\ 54'\ 01''\ E$ a distance of 570.59 feet to a set iron rod;

thence $S\ 00^{\circ}\ 17'\ 47''\ W$ a distance of 872.18 feet to a set MAG nail on the centerline of Township Highway 71 passing a set iron rod a distance of 842.18 feet;

thence $N\ 89^{\circ}\ 54'\ 48''\ W$ along said centerline a distance of 1157.38 feet to the **POINT OF BEGINNING**;

Containing in all 18.996 acres of land, more or less, of which 0.797 acre, more or less, is currently contained within the right-of-way of Township Highway 71. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

All set iron rods are 5/8" diameter with plastic caps imprinted "VBK #7457".

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in July, 1998.

Prior Deed Reference - Volume 206, Page 14.

98089-S (163)

VICTOR B. KOEHLER, P.S.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351

**LEGAL DESCRIPTION OF A 1.000 ACRE
PARCEL FOR DORIS A. BALDWIN**

Being a parcel of land situated in part of the Southeast Quarter of Section 6, 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 South Quarter Post of said Section;

thence on an assumed bearing of S 89° 54' 48" E along the centerline of Township Highway 71 a distance of 125.00 feet to a set MAG nail

thence N 00° 05' 51" E a distance of 549.18 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 88° 44' 57" E a distance of 569.82 feet to a set iron rod;

thence N 88° 44' 47" E a distance of 75.15 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence N 03° 49' 15" E a distance of 208.71 feet to a found iron rod with cap imprinted "JGH";

thence S 86° 10' 45" E a distance of 208.71 feet to a found iron rod with cap imprinted "JGH";

thence S 03° 49' 15" W a distance of 208.71 feet to a found iron rod with cap imprinted "JGH";

thence N 86° 10' 45" W a distance of 208.71 feet to the **POINT OF BEGINNING**.

Containing in all 1.000 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

All set iron rods are 5/8" diameter with plastic caps imprinted "VBK #7457".

This legal description is based upon an actual field survey performed by Victor B. Koehler, P.S., #7457, in July, 1998.

Prior Deed Reference - Volume 179, Page 439.

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REFERENCE SURVEY VOL. **D**
PAGE **53** IN THE 1000 ACRE PARCEL

(1.00 A)