

VICTOR B. KOEHLER, P.S.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351  
(419) 294-5388

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LEGAL DESCRIPTION OF A 2.741 ACRE PARCEL  
FOR JOANNE CLINGER GRIFFIN

Being a parcel of land situated in part of the Northwest Quarter of Section 17, T-4-S,  
R-13-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

*U. Base of Marseilles*  
Commencing at a found bolt on the centerline of State Route 37 referenced by a found  
stone marking the southeasterly corner of Lot #45 of the Original Plat of Marseilles;

thence along the centerline of State Route 37 an arc distance of 927.17 feet along a curve  
to the right, having a radius of 1273.57 feet, to a set P-K nail and being the **POINT OF  
BEGINNING**;

thence continuing along the centerline of State Route 37 an arc distance of 458.96 feet  
along a curve to the right, having a radius of 1273.57 feet, to a set P-K nail, passing a set  
P-K nail an arc distance of 71.67 feet;

thence N 55° 48' 48" W along a **BOUNDARY AGREEMENT LINE**, as recorded in  
Survey Volume \_\_\_\_\_, Page \_\_\_\_\_, in the Wyandot County Tax Map Office, a distance  
of 264.48 feet to a point on the low water line of the Tymochtee Creek, passing a set iron  
rod a distance of 30.01 feet and referenced by a set iron rod located N 22° 57' 03" W a  
distance of 28.03 feet;

thence N 22° 57' 03" E along said low water line a distance of 425.84 feet to a point  
passing 2 set iron rods for reference a distance of 28.03 feet and 384.76 feet respectively;

thence S 62° 20' 07" E along a **BOUNDARY AGREEMENT LINE**, as recorded in  
Survey Volume \_\_\_\_\_, Page \_\_\_\_\_, in the Wyandot County Tax Map Office, a distance  
of 254.74 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of  
223.54 feet.

Containing in all 2.741 acres of land, more or less, of which 0.316 acres, more or less, is  
currently contained within the right-of-way of State Route 37. 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 plastic caps imprinted "VBK #7457".

REFERENCE SURVEY VOL. D  
PAGE 58 LINE 10 OF THE PLAT  
(PARCEL 4) (2.741 A)

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in October, 1998.

Prior Deed Reference – Volume 208, Page 544  
Volume 211, Page 825  
Volume 199, Page 389

98110-S (198)

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**LEGAL DESCRIPTION OF A 0.788 ACRE PARCEL  
FOR THE MARSEILLES TOWNSHIP TRUSTEES**

Being a parcel of land situated in part of the Northwest Quarter of Section 17, T-4-S,  
R-13-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found bolt on the centerline of State Route 37 referenced by a found  
stone marking the southeasterly corner of Lot #45 of the Original Plat of Marseilles;

thence along the centerline of State Route 37 an arc distance of 568.99 feet along a curve  
to the right, having a radius of 1273.57 feet, to a set P-K nail and being the **POINT OF  
BEGINNING**;

thence S 88° 07' 45" E a distance of 87.12 feet to a set iron rod, passing a set iron rod a  
distance of 29.17 feet;

thence N 60° 24' 59" E a distance of 147.70 feet to a set iron rod;

thence S 27° 45' 47" E a distance of 210.16 feet to a set iron rod;

thence S 48° 49' 15" W a distance of 128.59 feet to a found iron rod;

thence N 36° 25' 00" W a distance of 212.24 feet to a found iron rod;

thence N 88° 09' 26" W a distance of 88.99 feet to a set P-K nail on the centerline of  
County Highway 37, passing a set iron rod a distance of 58.71 feet;

thence along said centerline an arc distance of 26.95 feet along a curve to the left, having  
a radius of 1273.57 feet, to the **POINT OF BEGINNING**.

Containing in all 0.788 acre of land, more or less, of which 0.002 acre, more or less, is  
currently contained within the right-of-way of State Route 37. 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 plastic caps imprinted "VBK #7457".

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in October, 1998.

Prior Deed Reference – Volume 85, Page 262.  
Volume 105, Page 258.

98110-S (198)

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LEGAL DESCRIPTION OF A 0.444 ACRE PARCEL  
FOR JOANNE CLINGER GRIFFIN

Being a parcel of land situated in part of the Northwest Quarter of Section 17, T-4-S,  
R-13-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found bolt on the centerline of State Route 37 referenced by a found  
stone marking the southeasterly corner of Lot #45 of the Original Plat of Marseilles;

thence along the centerline of State Route 37 an arc distance of 706.21 feet along a curve  
to the right, having a radius of 1273.57 feet, to a set P-K nail and being the **POINT OF  
BEGINNING**;

thence S 40° 57' 57" E a distance of 188.64 feet to a found iron rod, passing a found iron  
rod a distance of 41.70 feet;

thence S 48° 49' 15" W a distance of 222.16 feet to a set P-K nail on the centerline of  
State Route 37, passing a set iron rod a distance of 168.07 feet;

thence along said centerline an arc distance of 292.63 feet along a curve to the left,  
having a radius of 1273.57 feet, to the **POINT OF BEGINNING**, passing a set P-K nail  
an arc distance of 71.67 feet.

Containing in all 0.444 acres of land, more or less, of which 0.202 acres, more or less, is  
currently contained within the right-of-way of State Route 37. 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 plastic caps imprinted "VBK #7457".

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in October, 1998.

Prior Deed Reference – Volume 208, Page 544.

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58  
(PARCEL 2) (0.444A)

VICTOR B. KOEHLER, P.S.  
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LEGAL DESCRIPTION OF A 2.554 ACRE PARCEL  
FOR JOANNE CLINGER GRIFFIN

Being a parcel of land situated in part of the Northwest Quarter of Section 17, T-4-S,  
R-13-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found bolt on the centerline of State Route 37 referenced by a found  
stone marking the southeasterly corner of Lot #45 of the Original Plat of Marseilles;

thence along the centerline of State Route 37 an arc distance of 998.84 feet along a curve  
to the right, having a radius of 1273.57 feet, to a set P-K nail and being the **POINT OF  
BEGINNING**;

thence N 48° 49' 15" E a distance of 302.14 feet to a set iron rod, passing a set iron rod a  
distance of 53.09 feet and a found iron rod a distance of 222.16 feet;

thence S 41° 07' 57" E a distance of 217.58 feet to a point, passing a set iron rod for  
reference a distance of 217.34 feet; 217.08

thence S 48° 56' 15" W a distance of 693.36 feet to a set iron rod;

thence N 50° 05' 41" W a distance of 40.96 feet to a set P-K nail on the centerline of  
State Route 37;

thence along said centerline an arc distance of 436.96 feet along a curve to the left,  
having a radius of 1273.57 feet, to the **POINT OF BEGINNING**, passing a set P-K nail  
an arc distance of 49.68 feet;

Containing in all 2.554 acres of land, more or less, of which 0.301 acres, more or less, is  
currently contained within the right-of-way of State Route 37. 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 plastic caps imprinted "VBK #7457".

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in October, 1998.

Prior Deed Reference – Volume 208, Page 544.

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REFERENCE TO DEED VOL. 208  
PAGE 58  
(PARCEL 3) (2.554A)