

KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 71.486 ACRE PARCEL
FOR JANET BLUM**

Being a parcel of land situated in part of the Northeast Quarter of Section 13, T-4-S, R-12-E, Marseilles Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section 13 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 86° 52' 29" E along the north line of said Section 13 a distance of 1198.25 feet to a set MAG nail on the centerline of State Route 67, passing a set iron rod a distance of 1153.35 feet;

thence S 44° 57' 21" E along the said centerline a distance of 303.28 feet to a found MAG nail on the east line of the west half of the northeast quarter of said Section 13;

thence S 00° 15' 05" W along the east line of the west half of the northeast quarter of said Section 13 a distance of 2460.02 feet to a found iron rod on the east-west half section line of said Section 13, passing a found iron rod a distance of 42.27 feet;

thence N 86° 30' 46" W along said half section line a distance of 326.22 to a set iron rod in a wire fence marking an easterly line of a cemetery;

thence N 26° 56' 00" E along said fence and an easterly line of said cemetery a distance of 100.53 feet to a wood post marking a corner of said cemetery, passing a set iron rod a distance of 97.53 feet;

thence N 65° 36' 33" W along a fence and northerly line of said cemetery a distance of 123.31 feet to a set iron rod marking a corner of said cemetery;

thence S 64° 10' 54" W along a line of said cemetery a distance of 53.99 feet to a set iron rod marking a corner of said cemetery;

thence S 21° 34' 03" W along a line of said cemetery a distance of 107.25 feet to a set iron rod marking a corner of said cemetery;

thence N 86° 21' 16" W along a line of said cemetery a distance of 924.00 feet to a set MAG nail on the centerline of Township Highway 94 marking a corner of said cemetery, passing a set iron rod a distance of 898.95 feet;

thence N 00° 03' 21" E along said centerline a distance of 632.45 feet to a found MAG nail;

thence N 83° 03' 13" E a distance of 407.70 feet to a found iron rod, passing a found iron rod a distance of 25.19 feet;

thence N 00° 03' 21" E a distance of 270.00 feet to a found iron rod;

thence N 83° 03' 13" E a distance of 593.82 feet to a point on or near the centerline of Tymochtee Creek, passing a found iron rod a distance of 518.82 feet;

thence N 56° 48' 23" W on or near the centerline of said Tymochtee Creek a distance of 422.63 feet to a point, referenced by a found iron rod situated S 39° 50' 06" W a distance of 60.00 feet;

thence N 54° 12' 30" W on or near the centerline of said Tymochtee Creek a distance of 301.18 feet to a point, referenced by a found iron rod situated S 54° 06' 48" W a distance of 40.00 feet;

thence N 40° 23' 11" W on or near the centerline of said Tymochtee Creek a distance of 175.12 feet to a point, referenced by a found iron rod situated S 83° 01' 33" W a distance of 30.00 feet;

thence N 09° 33' 09" W on or near the centerline of said Tymochtee Creek a distance of 247.87 feet to a point, referenced by a found iron rod situated S 31° 57' 04" W a distance of 30.00 feet;

thence N 56° 03' 59" W on or near the centerline of said Tymochtee Creek a distance of 289.93 feet to a point on the centerline of Township Highway 94, referenced by a found iron rod situated S 04° 38' 33" E a distance of 49.86 feet;

thence N 00° 03' 21" E along said centerline a distance of 673.29 feet to the **POINT OF BEGINNING**.

Containing in all 71.486 acres of land, more or less, of which 1.754 acres, 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 July, 2003.

Prior Deed Reference – Volume 154, Page 36.

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