

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 3.350 ACRE PARCEL  
FOR LUANN PEVER**

Being a parcel of land situated in the Northeast Quarter of Section 14, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Beginning at a found monument marking the north quarter post of said Section 14;

thence on an assumed bearing of N 89° 12' 06" E along the north line of said Section 14 and the centerline of Township Highway 58 a distance of 1757.69 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 00° 04' 08" E a distance of 20.00 feet;

thence continuing N 89° 12' 06" E along the north line of said Section 14 and the centerline of Township Highway 58 a distance of 381.00 feet to a set MAG nail, referenced by a set iron rod situated S 00° 04' 08" E a distance of 20.00 feet;

thence S 00° 04' 08" E on a line a distance of 383.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.00 feet;

thence S 89° 12' 06" W on a line a distance of 381.00 feet to a set iron rod;

thence N 00° 04' 08" W on a line a distance of 383.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 363.00 feet.

Containing in all 3.350 acres of land, more or less, of which 0.175 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 June 2017.

Prior Deed References - OR 213, Page 1578

17030-S



PT: 1 N: 0.0000 E: 0.0000  
N89°12'06"E DIST: 381.00  
PT: 2 N: 5.3085 E: 380.9630  
S0°04'08"E DIST: 383.00  
PT: 3 N: -377.6912 E: 381.4235  
S89°12'06"W DIST: 381.00  
PT: 4 N: -382.9997 E: 0.4605  
N0°04'08"W DIST: 383.00  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N= 0.0000, E= 0.0000

AREA: 3.350 ACRES

