

KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
(419) 294-5388

**LEGAL DESCRIPTION OF A 2.000 ACRE PARCEL
FOR LUKE BOES**

Being a parcel of land situated in part of the Northwest Quarter of Section 2, T-3-S,
R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 2;

thence on an assumed bearing of S 00° 03' 50" E along the north-south half section line
of said Section 2 and the centerline of Township Highway 87 a distance of 1234.26 feet
to a set MAG nail marking the south line of a parcel of land now or formerly owned by P.
Sims and being the **POINT OF BEGINNING** of the hereinafter described parcel,
referenced by a set iron rod situated S 89° 17' 03" W a distance of 20.00 feet;

thence S 00° 03' 50" E along the north-south half section line of said Section 2 and the
centerline of Township Highway 87 a distance of 278.00 feet to a set MAG nail
referenced by a set iron rod situated S 89° 17' 03" W a distance of 20.00 feet;

thence S 89° 17' 03" W on a line a distance of 313.40 feet to a set iron rod, passing the
aforementioned set iron rod a distance of 20.00 feet;

thence N 00° 03' 05" W on a line a distance of a distance of 278.00 feet to a set iron rod
marking the south line of said Sims parcel;

thence N 89° 17' 03" E along said Sims parcel a distance of 313.40 to the **POINT OF
BEGINNING**, passing a set iron rod a distance of 293.40 feet.

Containing in all 2.000 acres of land, more or less, of which 0.128 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.

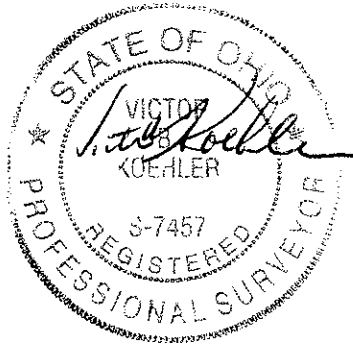
Bearings are assumed and are for angular measurement only.

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 December 2017.

Prior Deed References – OR 209, Page 1422

17163-S



PT: 1 N: 0.0000 E: 0.0000
S0°03'50"E DIST: 278.00
PT: 2 N: -277.9998 E: 0.3100
S89°17'03"W DIST: 313.40
PT: 3 N: -281.9152 E: -313.0656
N0°03'50"W DIST: 278.00
PT: 4 N: -3.9154 E: -313.3755
N89°17'03"E DIST: 313.40
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: 2.000 ACRES

