

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 5.000 ACRE PARCEL
FOR JEREMY DAWSON**

Being a parcel of land situated in part of the Northeast Quarter of Section 13, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the northeast corner of said Section 13 and the intersection of the centerlines of County Highway 95 and Township Highway 58, referenced by a found iron rod situated S 45° 46' 26" W a distance of 41.85 feet;

thence on an assumed bearing of N 88° 26' 18" W along the north line of said Section 13 and the centerline of said Township Highway 58 a distance of 996.79 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by L. Frey, Etux. and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 00° 00' 50" E along said L. Frey Etux. parcel a distance of 622.53 feet to a set iron rod, passing a found iron rod a distance of 20.01 feet;

thence N 88° 26' 18" W on a line a distance of 350.00 feet to a set iron rod;

thence N 00° 00' 50" W on a line a distance of 622.53 feet to a set MAG nail marking the north line of said Section 13 and the centerline of said Township Highway 58, passing a set iron rod a distance of 602.52 feet;

thence S 88° 26' 18" E along the north line of said Section 13 and the centerline of said Township Highway 58 a distance of 350.00 feet to the **POINT OF BEGINNING**.

Containing in all 5.000 acres of land, more or less, of which 0.161 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 January 2022.

Prior Deed References – OR 10, Page 857

21230-S



PT: 1 N: 0.0000 E: 0.0000
S0°00'50"E DIST: 622.53
PT: 2 N: -622.5300 E: 0.1509
N88°26'18"W DIST: 350.00
PT: 3 N: -612.9915 E: -349.7191
N0°00'50"W DIST: 622.53
PT: 4 N: 9.5385 E: -349.8700
S88°26'18"E DIST: 350.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 5.000 ACRES



REFERENCE SURVEY VOL. B

PAGE 263 IN THE TAX MAP OFFICE

"2022"