

KOEHLER SURVEYING, INC.
P.O. BOX 28
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(419) 294-5388

**LEGAL DESCRIPTION OF A 0.562 ACRE PARCEL
FOR CRAIG FRISCH**

Being a parcel of land situated in part of the Southeast Quarter of Section 21, T-3-S,
R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the east quarter post of said Section 21 and the
centerline of Township Highway 82;

thence on an assumed bearing of S 00° 13' 23" E along the east line of said Section 21
and centerline of said Township Highway 82 a distance of 1161.64 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 89° 56' 37" W a distance of 30.00 feet;

thence continuing S 00° 13' 23" E along the east line of said Section 21 and the
centerline of said Township Highway 82 a distance of 111.15 feet to a found nail marking
a corner of a parcel of land now or formerly owned by V. Boes, Etux.;

thence S 89° 46' 37" W along said V. Boes, Etux. parcel a distance of 109.33 feet to a
found iron rod marking a corner of said V. Boes, Etux. parcel, passing a found iron rod a
distance of 30.00 feet;

thence S 00° 34' 35" E along said V. Boes, Etux. parcel a distance of 17.66 feet to a
found iron rod marking a corner of said V. Boes, Etux. parcel;

thence S 89° 46' 37" W along said V. Boes, Etux. parcel a distance of 95.38 feet to found
iron rod marking a corner of said V. Boes, Etux. parcel;

thence N 00° 13' 23" W on a line a distance of 129.41 feet to a set iron rod;

thence N 89° 56' 37" E on a line a distance of 204.60 feet to the **POINT OF
BEGINNING**, passing a set iron rod a distance of 174.60 feet.

Containing in all 0.562 acres of land, more or less, of which 0.077 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 2022.

Prior Deed References – OR 202, Page 1104

22173-S



PT: 1 N: 0.0000 E: 0.0000
S0°13'23"E DIST: 111.1500
PT: 2 N: -111.1492 E: 0.4327
S89°46'37"W DIST: 109.3300
PT: 3 N: -111.5748 E: -108.8965
S0°34'35"E DIST: 17.6600
PT: 4 N: -129.2339 E: -108.7188
S89°46'37"W DIST: 95.3800
PT: 5 N: -129.6052 E: -204.0981
N0°13'23"W DIST: 129.4100
PT: 6 N: -0.1962 E: -204.6019
N89°56'37"E DIST: 204.6000
PT: 7 N: 0.0052 E: -0.0020

CLOSING BEARING/DISTANCE: S20°57'05"E DIST: 0.0055

MISCLOSURE: N: 0.0052 E: -0.0020

AREA: 0.562 ACRES



REFERENCE SURVEY VOL. B

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IN THE TAX MAP OFFICE

"2022"