

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

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**LEGAL DESCRIPTION OF A 2.076 ACRE PARCEL  
FOR NADINE BOEHM**

Being a parcel of land situated in part of the Southwest Quarter of Section 4, T-3-S,  
R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail marking the north line of the south half of the southwest  
quarter of said Section 4 and the centerline of Township Highway 84;

thence on an assumed bearing of N 32° 49' 25" W along the centerline of said Township  
Highway 84 a distance of 719.95 feet to a set MAG nail and being the **POINT OF  
BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated  
N 69° 37' 58" E a distance of 30.72 feet;

thence continuing N 32° 49' 25" W along the centerline of said Township Highway 84 a  
distance of 368.00 feet to a set MAG nail, reference by a set iron rod situated  
N 59° 10' 41" E a distance of 51.70 feet;

thence N 59° 10' 41" E on a line a distance of 51.70 feet to the aforementioned set iron  
rod;

thence N 13° 59' 03" E on a line a distance of 43.89 feet to a set iron rod;

thence S 25° 32' 00" E on a line a distance of 44.37 feet to set iron rod;

thence S 86° 26' 30" E on a line a distance of 313.11 feet to a set iron rod;

thence S 00° 13' 54" E on a line a distance of 249.00 feet to a set iron rod;

thence S 69° 37' 58" W on a line a distance of 200.72 feet to the **POINT OF  
BEGINNING**, passing a set iron rod a distance of 170.00 feet.

Containing in all 2.076 acres of land, more or less, of which 0.255 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.

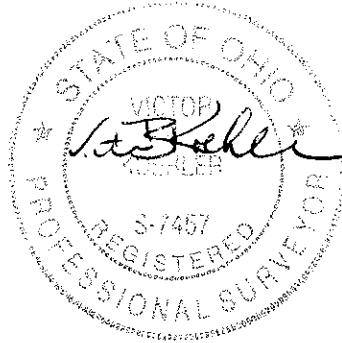
Bearings are assumed and are for angular measurement only.

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 2019.

Prior Deed References – DV 203, Page 516; OR 100, Page 477; OR 102, Page 1053.

19189-S



PT: 1 N: 0.0000 E: 0.0000  
N32°49'25"W DIST: 368.00  
PT: 2 N: 309.2463 E: -199.4761  
N59°10'41"E DIST: 51.70  
PT: 3 N: 335.7360 E: -155.0780  
N13°59'03"E DIST: 43.89  
PT: 4 N: 378.3252 E: -144.4718  
S25°32'00"E DIST: 44.37  
PT: 5 N: 338.2886 E: -125.3467  
S86°26'30"E DIST: 313.11  
PT: 6 N: 318.8555 E: 187.1596  
S0°13'54"E DIST: 249.00  
PT: 7 N: 69.8575 E: 188.1664  
S69°37'58"W DIST: 200.72  
PT: 8 N: -0.0002 E: -0.0048

CLOSING BEARING/DISTANCE: N87°28'16"E DIST: 0.0048

MISCLOSURE: N: -0.0002 E: -0.0048

AREA: 2.076 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1748 IN THE TAX MAP OFFICE  
"2019"