

**KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 1.000 ACRE PARCEL
FOR JACKSON TOWNSHIP TRUSTEES**

Being a parcel of land situated in part of the Southwest Quarter of Section 15, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the center of said Section 15;

thence on an assumed bearing of S 00° 38' 26" W along the north-south half section line of said Section 15 a distance of 1208.91 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 89° 42' 02" W a distance of 45.00 feet;

thence continuing S 00° 38' 26" W along said north-south half section line of said Section 15 a distance of 117.50 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by The Trustees of Jackson Township;

thence N 89° 42' 02" W along said The Trustees of Jackson Township parcel a distance of 274.51 feet to a found MAG nail marking the centerline of County Highway 85 and a corner of said The Trustees of Jackson Township parcel, passing two set iron rods at distances of 45.00 feet and 217.08 feet respectively;

thence N 58° 12' 25" W along the centerline of said County Highway 85 a distance of 224.92 feet to a set MAG nail;

thence S 89° 42' 02" E on a line a distance of 467.00 feet to the **POINT OF BEGINNING**, passing two set iron rods at distances of 57.43 feet and 422.00 feet respectively;

Containing in all 1.000 acre of land, more or less, of which 0.276 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 2023.

Prior Deed References – OR 229, Page 2206

23113-S



PT: 1 N: 0.0000 E: 0.0000
S0°38'26"W DIST: 117.50
PT: 2 N: -117.4927 E: -1.3136
N89°42'02"W DIST: 274.51
PT: 3 N: -116.0580 E: -275.8199
N58°12'25"W DIST: 224.92
PT: 4 N: 2.4417 E: -466.9921
S89°42'02"E DIST: 467.00
PT: 5 N: 0.0011 E: 0.0015

CLOSING BEARING/DISTANCE: S55°21'14"W DIST: 0.0019

MISCLOSURE: N: 0.0011 E: 0.0015

AREA: 1.000 ACRES



REFERENCE SURVEY VOL. 1893 C
PAGE 1893 IN THE TAX MAP OFFICE
"2024"