

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

**LEGAL DESCRIPTION OF A 8.974 ACRE PARCEL
FOR JACKSON TOWNSHIP TRUSTEES**

Being a parcel of land situated in part of the Northwest Quarter of Section 23, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 23 and the centerline of County Highway 86;

thence on an assumed bearing of N 00° 07' 36" W along the west line of said Section 23 a distance of 1143.05 feet to a found MAG nail marking the centerline of State Route 37 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 00° 07' 36" W a distance of 24.55 feet;

thence N 00° 07' 36" W along the west line of said Section 23 a distance of 24.55 feet to a set iron rod marking the centerline of Oak Run;

thence N 58° 11' 24" E on or near the centerline of said Oak Run a distance of 253.30 feet to a point, referenced by a set iron rod situated S 29° 38' 50" E a distance of 15.59 feet;

thence N 54° 17' 00" E on or near the centerline of said Oak Run a distance of 258.77 feet to a point, referenced by a set iron rod situated S 42° 11' 56" E a distance of 15.61 feet;

thence N 67° 02' 08" E on or near the centerline of said Oak Run a distance of 149.54 feet to a point, referenced by a set iron rod situated S 22° 01' 12" E a distance of 13.98 feet;

thence N 73° 48' 48" E on or near the centerline of said Oak Run a distance of 145.72 feet to a point, referenced by a set iron rod situated S 39° 17' 02" W a distance of 28.50 feet;

thence S 08° 06' 53" E on or near the centerline of an open ditch a distance of 38.61 feet to a point, referenced by a set iron rod situated N 55° 28' 17" W a distance of 28.52 feet;

thence S 14° 16' 57" E on or near the centerline of said open ditch a distance of 431.05 feet to a point, referenced by a set iron rod situated S 37° 14' 04" W a distance of 31.97 feet;

thence S 15° 28' 36" W on or near the centerline of said open ditch a distance of 62.44 feet to a point, referenced by a set iron rod situated N 04° 25' 18" W a distance of 34.82 feet;

thence S 45° 11' 57" W on or near the centerline of said open ditch a distance of 264.84 feet to a point, referenced by a set iron rod situated N 54° 59' 16" W a distance of 6.12 feet;

thence S 06° 57' 30" W on or near the centerline of said open ditch a distance of 194.56 feet to a point marking a northerly line of a parcel of land now or formerly owned by C. Hemmerly, referenced by a found iron rod situated N 51° 04' 01" E a distance of 15.00 feet;

thence S 51° 04' 01" W along said C. Hemmerly parcel a distance of 217.18 feet to a found MAG nail marking the centerline of said State Highway 37, passing a found iron rod a distance of 187.06 feet;

thence N 33° 46' 59" W along the centerline of said State Highway 37 a distance of 154.42 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by The Board of Trustees of Jackson Township, Wyandot County, Ohio;

thence N 00° 12' 07" E along said The Board of Trustees of Jackson Township, Wyandot County, Ohio parcel a distance of 459.31 feet to a set iron rod marking a corner of The Board of Jackson Township, Wyandot County, Ohio parcel, passing a set iron rod a distance of 53.67 feet;

thence S 89° 31' 00" W along said The Board of Trustees of Jackson Township, Wyandot County, Ohio parcel a distance of 307.18 feet to a set MAG nail marking the corner of said The Board of Trustees of Jackson Township, Wyandot County, Ohio parcel and the centerline of said State Highway 37, passing a set iron rod a distance of 271.29 feet;

thence N 33° 46' 59" W along the centerline of said State Highway 37 a distance of 47.15 feet to the **POINT OF BEGINNING**.

Containing in all 8.974 acres of land, more or less, of which 0.173 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 May 2024.

Prior Deed References – OR 196, Page 2528; OR 265, Page 2113; OR 266, Page 448.

24061-S



PT: 1 N: 0.0000 E: 0.0000
N0°07'36"W DIST: 24.55
PT: 2 N: 24.5499 E: -0.0543
N58°11'24"E DIST: 253.30
PT: 3 N: 158.0654 E: 215.2002
N54°17'00"E DIST: 258.77
PT: 4 N: 309.1295 E: 425.2992
N67°02'08"E DIST: 149.54
PT: 5 N: 367.4740 E: 562.9877
N73°48'48"E DIST: 145.72
PT: 6 N: 408.0960 E: 702.9311
S8°06'53"E DIST: 38.61
PT: 7 N: 369.8726 E: 708.3812
S14°16'57"E DIST: 431.05
PT: 8 N: -47.8541 E: 814.7225
S15°28'36"W DIST: 62.44
PT: 9 N: -108.0300 E: 798.0606
S45°11'57"W DIST: 264.84
PT: 10 N: -294.6481 E: 610.1406
S6°57'30"W DIST: 194.56
PT: 11 N: -487.7750 E: 586.5702
S51°04'01"W DIST: 217.18
PT: 12 N: -624.2535 E: 417.6301
N33°46'59"W DIST: 154.42
PT: 13 N: -495.9075 E: 331.7648
N0°12'07"E DIST: 459.31
PT: 14 N: -36.6004 E: 333.3837
S89°31'00"W DIST: 307.18
PT: 15 N: -39.1916 E: 26.2146
N33°46'59"W DIST: 47.15
PT: 16 N: -0.0030 E: -0.0031

CLOSING BEARING/DISTANCE: N46°18'49"E DIST: 0.0043

MISCLOSURE: N: -0.0030 E: -0.0031

AREA: 8.974 ACRES



REFERENCE SURVEY VOL. 1908 C
PAGE 2024 IN THE TAX MAP OFFICE