

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

**LEGAL DESCRIPTION OF A 1.602 ACRE PARCEL
FOR J. & J. HENSEL**

Being a parcel of land situated in part of the Northeast Quarter of Section 27, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the east quarter post of said Section 27 and the centerline of County Highway 86;

thence on an assumed bearing of N 01° 36' 17" W along the east line of said Section 27 and the centerline of said County Highway 86 a distance of 318.93 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 88° 37' 35" W on a line a distance of 495.00 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 01° 36' 17" W on a line a distance of 141.00 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by J. & J. Hensel;

thence N 88° 37' 35" E along said J. & J. Hensel parcel a distance of 495.00 feet to a found MAG nail marking the east line of said Section 27 and the centerline of said County Highway 86, passing a found iron rod a distance of 475.00 feet;

thence S 01° 36' 17" E along the east line of said Section 27 and the centerline of said County Highway 86 a distance of 141.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.602 acres of land, more or less, of which 0.065 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 August 2024.

Prior Deed References – OR 184, Page 31 24107-S

Tract Two

Adjoinder only



REFERENCE SURVEY VOL. 1920

PAGE 1920

IN THE TAX MAP OFFICE

(1.602 A)

2024

PT: 1 N: 0.0000 E: 0.0000
S88°37'35"W DIST: 495.00
PT: 2 N: -11.8660 E: -494.8578
N1°36'17"W DIST: 141.00
PT: 3 N: 129.0787 E: -498.8063
N88°37'35"E DIST: 495.00
PT: 4 N: 140.9447 E: -3.9486
S1°36'17"E DIST: 141.00
PT: 5 N: 0.0000 E: 0.0000
N00°00'00"E DIST: 0.0000
CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 1.602 ACRES



REFERENCE SURVEY VOL. C

PAGE 1920 IN THE TAX MAP OFFICE

2024 (1.602 A)

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

**LEGAL DESCRIPTION OF A 0.398 ACRE PARCEL
FOR J. & J. HENSEL**

Being a parcel of land situated in part of the Northeast Quarter of Section 27, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the east quarter post of said Section 27 and the centerline of County Highway 86;

thence on an assumed bearing of N 01° 36' 17" W along the east line of said Section 27 and the centerline of said County Highway 86 a distance of 666.18 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by J. & J. Hensel and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 88° 37' 35" W along said J. & J. Hensel parcel a distance of 495.00 feet to a found iron rod marking a corner of said J. & J. Hensel parcel, passing a found iron rod a distance of 20.00 feet;

thence N 01° 36' 17" W on a line a distance of 35.00 feet to a set iron rod;

thence N 88° 37' 35" E on a line a distance of 495.00 feet to a set MAG nail marking the east line of said Section 27 and the centerline of said County Highway 86, passing a set iron rod a distance of 475.00 feet;

thence S 01° 36' 17" E along the east line of said Section 27 and the centerline of said County Highway 86 a distance of 35.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.398 acres of land, more or less, of which 0.016 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 August 2024.

REFERENCE SURVEY VOL. C
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(0.398 A) 2024

Prior Deed References – OR 184, Page 31

24107-S Tract One Adjoiner only



PT: 1 N: 0.0000 E: 0.0000
S88°37'35"W DIST: 495.00
PT: 2 N: -11.8660 E: -494.8578
N1°36'17"W DIST: 35.00
PT: 3 N: 23.1203 E: -495.8379
N88°37'35"E DIST: 495.00
PT: 4 N: 34.9863 E: -0.9801
S1°36'17"E DIST: 35.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.398 ACRES



REFERENCE SURVEY VOL.

C

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(0.398 A) 2024