

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 10.057 ACRE PARCEL
FOR VICKIE L. GALLANT ESTATE**

Being a parcel of land situated in part of the Northeast Quarter of Section 9, T-4-S,
R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 9 and the
centerline of Township Highway 82;

thence on an assumed bearing of S 00° 14' 30" E along the east line of said Section 9 and
the centerline of said Township Highway 82 a distance of 1322.95 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 89° 49' 02" W a distance of 30.00 feet;

thence continuing S 00° 14' 30" E along the east line of said Section 9 and the centerline
of said Township Highway 82 a distance of 652.69 feet to a found MAG nail marking the
northeast corner of a parcel of land now or formerly owned by P. & J. Hopkins;

thence S 89° 57' 00" W along said P. & J. Hopkins parcel a distance of 223.58 feet to a
found iron rod marking a corner of said P. & J. Hopkins parcel, passing a found iron rod
a distance of 30.00 feet;

thence S 00° 14' 30" E along said P. & J. Hopkins parcel a distance of 389.66 feet to a
found iron rod marking the north line of a parcel of land now or formerly owned by Tina
Jones;

thence S 89° 57' 00" W along the north line of said T. Jones parcel a distance of 279.78
feet to a found iron rod marking the northwest corner of said T. Jones parcel;

thence N 00° 14' 30" W on a line a distance of 1044.40 feet to a set iron rod marking the
south line of the north half of the northeast quarter of said Section 9;

thence S 89° 49' 02" E along the south line of the north half of the northeast quarter of
said Section 9 a distance of 503.37 feet to the **POINT OF BEGINNING**, passing a set
iron rod a distance of 473.37 feet.

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Containing in all 10.057 acres of land, more or less, of which 0.450 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 2025.

Prior Deed References – DV 156, Page 238; OR 48, Page 219

25107-S



PT: 1 N: 0.0000 E: 0.0000
S0°14'30"E DIST: 652.69
PT: 2 N: -652.6842 E: 2.7530
S89°57'00"W DIST: 223.58
PT: 3 N: -652.8793 E: -220.8270
S0°14'30"E DIST: 389.66
PT: 4 N: -1042.5358 E: -219.1834
S89°57'00"W DIST: 279.78
PT: 5 N: -1042.7800 E: -498.9633
N0°14'30"W DIST: 1044.40
PT: 6 N: 1.6107 E: -503.3685
S89°49'02"E DIST: 503.37
PT: 7 N: 0.0049 E: -0.0010

CLOSING BEARING/DISTANCE: S11°38'30"E DIST: 0.0050

MISCLOSURE: N: 0.0049 E: -0.0010

AREA: 10.057 ACRES



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