

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 2.000 ACRE PARCEL  
FOR DAVE SHERMAN & JOSH CORBIN**

Being a parcel of land situated in part of the Southeast Quarter of Section 36, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 36 and the centerline of County Highway 95;

thence on an assumed bearing of N 00° 46' 02" E along the east line of said Section 36 and the centerline of said County Highway 95 a distance of 802.36 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 88° 36' 04" W on a line a distance of 435.63 feet to a set iron rod, passing a set iron rod a distance of 25.00 feet;

thence N 00° 46' 02" E on a line a distance of 200.00 feet to a set iron rod;

thence S 88° 36' 04" E on a line a distance of 435.63 feet to a set MAG nail marking the east line of said Section 36 and the centerline of said County Highway 95, passing a set iron rod a distance of 410.63 feet;

thence S 00° 46' 02" W along the east line of said Section 36 and the centerline of said County Highway 95 a distance of 200.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.000 acres of land, more or less, of which 0.115 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.

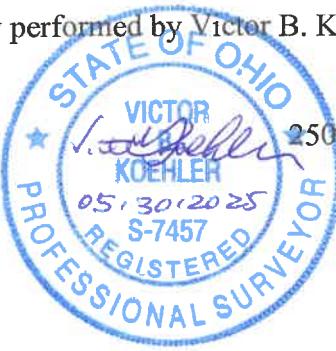
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in May 2025.

Prior Deed References – OR 222, Page 301

REFERENCE SURVEY VOL  
1941  
PAGE  
IN THE TAX MAP OFFICE

2025 - Tract 1



25060-S

Tract 1

PT: 1 N: 0.0000 E: 0.0000  
N88°36'04"W DIST: 435.63  
PT: 2 N: 10.6349 E: -435.5002  
N0°46'02"E DIST: 200.00  
PT: 3 N: 210.6170 E: -432.8221  
S88°36'04"E DIST: 435.63  
PT: 4 N: 199.9821 E: 2.6780  
S0°46'02"W DIST: 200.00  
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: 2.000 ACRES



REFERENCE SURVEY VOL. C

PAGE 1941 IN THE TAX MAP OFFICE

2025 - Tract 1