

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 10.755 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 found MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found 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 S 00° 16' 07" E along the west line of said T. Jones parcel a distance of 280.74 feet to a point on the east-west half section line of said Section 9 and the centerline of Township Highway 76, passing a set iron rod a distance of 250.74 feet and a found harrow tooth a distance of 280.59 feet;

thence S 89° 56' 01" W along the east-west half section line of said Section 9 and the centerline of said Township Highway 76 a distance of 14.00 feet to a set MAG nail;

thence N 03° 11' 26" W on a line a distance of 281.53 feet to a set iron rod, passing a set iron rod a distance of 30.04 feet;

thence N 00° 40' 29" W on a line a distance of 534.15 feet to a set iron rod;

thence N 03° 23' 36" E on a line a distance of 510.83 feet to a found 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.

Containing in all 10.755 acres of land, more or less, of which 0.460 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 October 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
S0°16'07"E DIST: 280.74
PT: 6 N: -1323.5169 E: -497.6472
S89°56'01"W DIST: 14.00
PT: 7 N: -1323.5331 E: -511.6472
N3°11'26"W DIST: 281.53
PT: 8 N: -1042.4395 E: -527.3163
N0°40'29"W DIST: 534.15
PT: 9 N: -508.3266 E: -533.6063
N3°23'36"E DIST: 510.83
PT: 10 N: 1.6078 E: -503.3702
S89°49'02"E DIST: 503.37
PT: 11 N: 0.0020 E: -0.0027

CLOSING BEARING/DISTANCE: S53°25'15"E DIST: 0.0034

MISCLOSURE: N: 0.0020 E: -0.0027

AREA: 10.755 ACRES



REFERENCE SURVEY VOL. C

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IN THE TAX MAP OFFICE

2025