

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

---

**LEGAL DESCRIPTION OF A 2.000 ACRE PARCEL  
FOR FRANK FOX**

Being a parcel of land situated in part of the Northeast Quarter of Section 10, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the north quarter post of said Section 10, referenced by a found iron rod situated S 32° 44' 57" E a distance of 35.95 feet;

thence on an assumed bearing of S 89° 18' 52" E along the centerline of State Highway 53 and the north line of said Section 10 a distance of 682.58 feet to a found MAG nail, and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 00° 41' 08" W a distance of 30.00 feet;

thence continuing S 89° 18' 52" E along the centerline of State Highway 53 and the north line of said Section 10 a distance of 313.00 feet to a found MAG nail, referenced by a found iron rod situated S 00° 41' 08" W a distance of 30.00 feet;

thence S 00° 41' 08" W on a line a distance of 278.34 feet to a set iron rod, passing the aforementioned found iron rod a distance of 30.00 feet;

thence N 89° 18' 52" W on a line a distance of 313.00 feet to a set iron rod;

thence N 00° 41' 08" E on a line a distance of 278.34 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 248.34 feet.

Containing in all 2.000 acres of land, more or less, of which 0.216 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 February 2017.

Prior Deed References – DV 195, Page 146

16168-S



PT: 1 N: 0.0000 E: 0.0000  
S89°18'52"E DIST: 313.00  
PT: 2 N: -3.7450 E: 312.9776  
S0°41'08"W DIST: 278.34  
PT: 3 N: -282.0651 E: 309.6473  
N89°18'52"W DIST: 313.00  
PT: 4 N: -278.3201 E: -3.3303  
N0°41'08"E DIST: 278.34  
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

