

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 2.837 ACRE PARCEL  
FOR ANNA FOX ESTATE**

Being a parcel of land situated in part of the Northwest Quarter of Section 15, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the north line of said Section 15 and the centerline of State Highway 37, referenced by a found iron rod situated S 89° 28' 15" E a distance of 39.50 feet;

thence on an assumed bearing of S 32° 30' 06" E along the centerline of said State Highway 37 a distance of 1852.62 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 59° 26' 10" W a distance of 30.03 feet;

thence S 32° 55' 06" E along the centerline of said State Highway 37 a distance of 289.53 feet to a set MAG nail, referenced by a set iron rod situated S 55° 48' 35" W a distance of 30.01 feet;

thence S 55° 48' 35" W on a line a distance of 401.69 feet to a set iron rod, passing the aforementioned set iron a rod a distance of 30.01 feet;

thence N 35° 26' 20" W on a line a distance of 315.83 feet to a set iron rod;

thence N 59° 26' 10" E on a line a distance of 415.83 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 385.80 feet;

Containing in all 2.837 acres of land, more or less, of which 0.200 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.

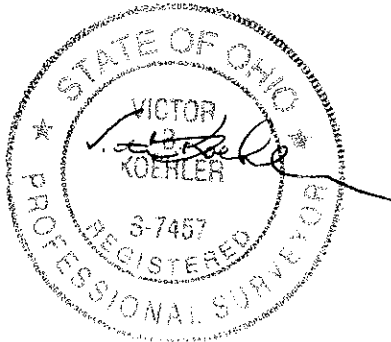
Bearings are assumed and are for angular measurement only.

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 December 2019.

Prior Deed References – DV 124, Page 185

19163-S

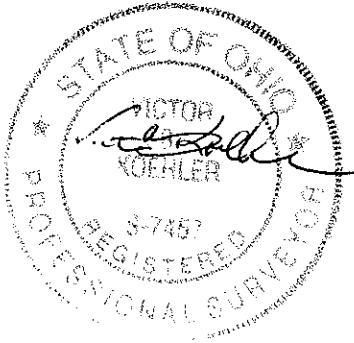


PT: 1 N: 0.0000 E: 0.0000  
S32°55'06"E DIST: 289.53  
PT: 2 N: -243.0448 E: 157.3431  
S55°48'35"W DIST: 401.69  
PT: 3 N: -468.7717 E: -174.9252  
N35°26'20"W DIST: 315.83  
PT: 4 N: -211.4541 E: -358.0543  
N59°26'10"E DIST: 415.83  
PT: 5 N: -0.0051 E: 0.0014

CLOSING BEARING/DISTANCE: N15°28'59"W DIST: 0.0052

MISCLOSURE: N: -0.0051 E: 0.0014

AREA: 2.837 ACRES



REFERENCE SURVEY VOL. B  
PAGE 224 IN THE TAX MAP OFFICE

"2019"