

**KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 21.536 ACRE PARCEL  
FOR JOHN MESSMER**

Being a parcel of land situated in part of the Northwest Quarter of Section 28, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the Northwest Corner of said Section 28, referenced by a found iron rod in a monument box on the centerline of County Highway 215 situated S 00° 11' 22" E a distance of 45.59 feet;

thence on an assumed bearing of S 89° 39' 40" E along the centerline of County Highway 64 a distance of 1304.37 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence continuing S 89° 39' 40" E along said centerline a distance of 838.00 feet to a set MAG nail;

thence S 00° 57' 28" W a distance of 1125.82 feet to a set iron rod, passing a set iron rod for reference a distance of 20.00 feet;

thence N 89° 39' 40" W a distance of 828.59 feet to a set iron rod situated on the East Line of the West Half of the Northwest Quarter of said Section;

thence N 00° 28' 43" E along said line a distance of 1125.76 feet to the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 1105.76 feet.

Containing in all 21.536 acres of land, more or less, of which 0.385 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, 2015.

Prior Deed References – Volume 232, Page 2283.

15037-S

REFRENCE SURVEY VOL. C  
PAGE 1570 IN THE TAX MAP OFFICE

