

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

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**LEGAL DESCRIPTION OF A 1.022 ACRE PARCEL  
FOR JAMES JURY**

Being a parcel of land situated in part of the Southeast Quarter of Section 34, T-3-S,  
R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at the intersection of centerlines of Liberty Street (State Highway 231) and  
Township Highway 70 reference by a found iron pipe situated S 17° 22' 56" W a  
distance of 0.07 feet;

thence S 89° 59' 54" E along the centerline of Township Highway 70 a distance of  
282.69 feet to a set MAG nail, marking a corner of a parcel of land now or formerly  
owned by G. Alban;

thence N 01° 09' 12" E along said Alban parcel a distance of 261.42 feet to a set iron rod  
and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a set  
iron rod a distance of 30.01 feet;

thence N 89° 59' 54" W a distance of 52.68 feet to a set iron rod;

thence N 01° 00' 03" E a distance of 158.93 feet to a set iron rod;

thence N 89° 59' 54" W a distance of 187.00 feet to a set iron rod, situated on a line of  
the aforementioned Alban parcel;

thence N 06° 14' 57" E along said Alban parcel a distance of 101.19 feet to a set iron rod;

thence N 62° 01' 57" E along said Alban parcel a distance of 173.00 feet to a set iron rod;

thence S 86° 23' 03" E along said Alban parcel a distance of 80.00 feet to a set iron rod;

thence S 01° 09' 12" W along said Alban parcel a distance of 335.66 feet to the **POINT  
OF BEGINNING**.

Containing in all 1.022 acres of land, more or less. The above described property being  
subject to all legal highways and easements of record.

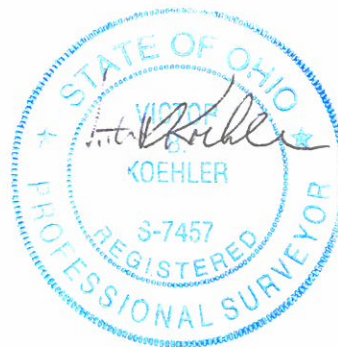
Bearings are assumed and are for angular measurement only.

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, 2016.

Prior Deed References – Deed Volume 158, Pages 95.

15172-S



PT: 1 N: 0.0000 E: 0.0000  
N89°59'54"W DIST: 52.68  
PT: 2 N: 0.0015 E: -52.6800  
N1°00'03"E DIST: 158.93  
PT: 3 N: 158.9073 E: -49.9040  
N89°59'54"W DIST: 187.00  
PT: 4 N: 158.9127 E: -236.9040  
N6°14'57"E DIST: 101.19  
PT: 5 N: 259.5014 E: -225.8892  
N62°01'57"E DIST: 173.00  
PT: 6 N: 340.6334 E: -73.0932  
S86°23'03"E DIST: 80.00  
PT: 7 N: 335.5881 E: 6.7475  
S1°09'12"W DIST: 335.66  
PT: 8 N: -0.0039 E: -0.0087

CLOSING BEARING/DISTANCE: N65°36'26"E DIST: 0.0095

MISCLOSURE: N= -0.0039, E= -0.0087

AREA: 1.022 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1607 IN THE TAX MAP OFFICE  
(2016)