

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

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**LEGAL DESCRIPTION OF A 2.345 ACRE PARCEL  
FOR NICK BOES**

Being a parcel of land situated in part of the Southeast Quarter of Section 2, T-3-S,  
R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the south quarter post of said Section 2;

thence on an assumed bearing of N 00° 19' 21" E along the north-south half section line  
of said Section 2 and the centerline of Township Highway 87 a distance of 2071.71 feet  
to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described  
parcel, referenced by a set iron rod situated N 82° 18' 05" E a distance of 20.20 feet;

thence continuing N 00° 19' 21" E along said half section line and the centerline of said  
Township Highway 87 a distance of 372.86 feet to point marking the south line of a  
parcel of land now or formerly owned by B. Boes;

thence S 89° 41' 13" E along the south line of said B. Boes parcel a distance of 202.77  
feet to a found iron rod, passing a found railroad spike a distance of 2.48 feet and a set  
iron rod a distance of 20.00 feet;

thence N 00° 11' 41" E along the east line of said B. Boes parcel a distance of 175.27 feet  
to a found iron rod, marking the south line of a parcel of land now or formerly owned by  
G. Boes;

thence S 89° 44' 39" E along the south line of said G. Boes parcel a distance of 57.41 feet  
to a found iron rod;

thence S 00° 19' 21" W a distance of 511.62 feet to a set iron rod marking the right-of-  
way of a parcel of land now or formerly owned by New York Central Lines, LLC;

thence S 82° 18' 05" W along said right-of-way a distance of 262.36 feet to the **POINT  
OF BEGINNING**, passing a set iron rod a distance of 242.16 feet.

Containing in all 2.345 acres of land, more or less, of which 0.171 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.

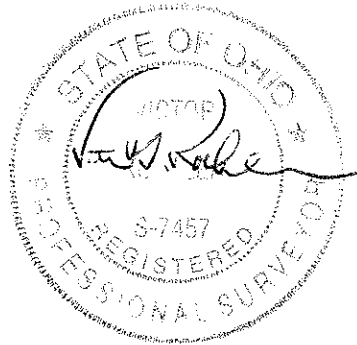
Bearings are assumed and are for angular measurement only.

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 June 2016.

Prior Deed References – DV 182, Pages 494, 499, 503 and 507, OR 145, Page 795

16060-S



PT: 1 N: 0.0000 E: 0.0000  
N0°19'21"E DIST: 372.86  
PT: 2 N: 372.8541 E: 2.0987  
S89°41'13"E DIST: 202.77  
PT: 3 N: 371.7462 E: 204.8657  
N0°11'41"E DIST: 175.27  
PT: 4 N: 547.0152 E: 205.4613  
S89°44'39"E DIST: 57.41  
PT: 5 N: 546.7588 E: 262.8708  
S0°19'21"W DIST: 511.62  
PT: 6 N: 35.1469 E: 259.9910  
S82°18'05"W DIST: 262.36  
PT: 7 N: 0.0006 E: -0.0042

S81°24'20"E DIST: 0.0042

CLOSING BEARING/DISTANCE: S81°24'20"E DIST: 0.0042

MISCLOSURE: N: 0.0006 E: -0.0042

AREA: 2.345 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1620 IN THE TAX MAP OFFICE

- 2016 -