

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

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**LEGAL DESCRIPTION OF A 0.118 ACRE PARCEL  
FOR NANCY ROBISON**

Being a parcel of land situated in part of the Northwest Quarter of Section 25, T-1-S,  
R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 25;

thence on an assumed bearing of N 89° 34' 55" W along the north line of said Section 25  
and the centerline of said State Highway 103 a distance of 891.00 feet to a set MAG nail,  
marking the northwest corner of a parcel of land now or formerly owned by N. Robison,  
et al and being the **POINT OF BEGINNING** of the hereinafter described parcel,  
referenced by a set iron rod situated S 04° 59' 58" W a distance of 16.55 feet;

thence S 04° 59' 58" W along said N. Robison, et al parcel a distance of 574.00 feet to a  
set iron rod marking a corner of said N. Robison, et al parcel, passing the aforementioned  
set iron rod a distance of 16.55 feet;

thence N 89° 34' 55" W along a north line of said N. Robison, et al parcel a distance of  
13.00 feet to a set iron rod;

thence N 05° 47' 40" E on a line a distance of 574.69 feet to a set MAG nail marking the  
north line of said Section 25 and the centerline of said State Highway 103, passing a set  
iron rod a distance of 558.12 feet;

thence S 89° 34' 55" E along the north line of said Section 25 and the centerline of said  
State Highway 103 a distance of 5.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.118 acre of land, more or less, of which 0.002 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.

REFERENCE SURVEY VOL.   C  

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This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in January 2018.

Prior Deed Reference – DV 215, Page 219

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PT: 1 N: 0.0000 E: 0.0000  
S4°59'58"W DIST: 574.00  
PT: 2 N: -571.8162 E: -50.0219  
N89°34'55"W DIST: 13.00  
PT: 3 N: -571.7214 E: -63.0215  
N5°47'40"E DIST: 574.69  
PT: 4 N: 0.0322 E: -5.0009  
S89°34'55"E DIST: 5.00  
PT: 5 N: -0.0042 E: -0.0010

CLOSING BEARING/DISTANCE: N13°40'53"E DIST: 0.0044

MISCLOSURE: N: -0.0042 E: -0.0010

AREA: 0.118 ACRES



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**LEGAL DESCRIPTION OF A 0.253 ACRE PARCEL  
FOR NANCY ROBISON**

Being a parcel of land situated in part of the Northwest Quarter of Section 25, T-1-S,  
R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 25;

thence on an assumed bearing of N 89° 34' 55" W along the north line of said Section 25  
and the centerline of said State Highway 103 a distance of 891.00 feet to a set MAG nail,  
marking the northwest corner of a parcel of land now or formerly owned by N. Robison,  
et al, referenced by a set iron rod situated S 04° 59' 58" W a distance of 16.55 feet;

thence S 04° 59' 58" W along said N. Robison, et al parcel a distance of 574.00 feet to a  
set iron rod marking a corner of said parcel, passing the aforementioned set iron rod a  
distance of 16.55 feet;

thence N 89° 34' 55" W along said N. Robison, et al parcel, passing a set iron rod a  
distance of 13.00 feet, a total distance of 140.00 feet to a set iron rod marking a corner of  
said N. Robison, et al parcel and being the **POINT OF BEGINNING** of the hereinafter  
described parcel;

thence S 00° 00' 00" E along said N. Robison, et al parcel a distance of 162.00 feet to a  
set iron rod, marking a north line of a parcel of land now or formerly owned by K.  
Robison;

thence N 89° 34' 55" W along said K. Robison parcel a distance of 68.00 feet to a set  
iron rod;

thence N 00° 00' 00" W on a line a distance of 162.00 feet to a set iron rod;

thence S 89° 34' 55" E on a line a distance of 68.00 feet to the **POINT OF  
BEGINNING.**

Containing in all 0.253 acre of land, more or less. The above described property being  
subject to all legal highways and easements of record.

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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 January 2018.

Prior Deed Reference – DV 215, Page 219

17177-S      Tract 2      Adjoiner only



PT: 1 N: 0.0000 E: 0.0000  
S0°00'00"E DIST: 162.00  
PT: 2 N: -162.0000 E: 0.0000  
N89°34'55"W DIST: 68.00  
PT: 3 N: -161.5038 E: -67.9982  
N0°00'00"W DIST: 162.00  
PT: 4 N: 0.4962 E: -67.9982  
S89°34'55"E DIST: 68.00  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.253 ACRES



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2018