

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 0.652 ACRE PARCEL
FOR CHARLOTTE BUXTON**

Being a parcel of land situated in part of the Northwest Quarter of Section 26, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 26 and the centerline of County Highway 86;

thence on an assumed bearing of N 01° 36' 17" W along the west line of said Section 26 and the centerline of said County Highway 86 a distance of 259.18 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 88° 16' 00" E a distance of 20.00 feet;

thence continuing N 01° 36' 17" W along the west line of said Section 26 and the centerline of said County Highway 86 a distance of 172.00 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by W. & C. Buxton;

thence N 88° 16' 00" E along said W. & C. Buxton parcel a distance of 165.00 feet to a set iron rod marking a corner of said Buxton parcel, passing a set iron rod a distance of 20.00 feet;

thence S 01° 36' 17" E on a line a distance of 172.00 feet to a set iron rod;

thence S 88° 16' 00" W on a line a distance of 165.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 145.00 feet.

Containing in all 0.652 acres of land, more or less, of which 0.079 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 August 2024.

REFERENCE SURVEY VOL. C
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Prior Deed References – DV 177, Page 212

24082-S Adjoinder only tract



PT: 1 N: 0.0000 E: 0.0000
N1°36'17"W DIST: 172.00
PT: 2 N: 171.9325 E: -4.8167
N88°16'00"E DIST: 165.00
PT: 3 N: 176.9234 E: 160.1078
S1°36'17"E DIST: 172.00
PT: 4 N: 4.9909 E: 164.9245
S88°16'00"W DIST: 165.00
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: 0.652 ACRES



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