

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

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**LEGAL DESCRIPTION OF A 1.301 ACRE PARCEL  
FOR SCOTT OGG**

Being a parcel of land situated in part of the Northwest Quarter of Section 1, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the north line of said Section 1 and the centerlines of County Highway 4 and County Highway 106;

thence on an assumed bearing of S 00° 00' 00" W along the centerline of said County Highway 106 a distance of 1279.89 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 89° 59' 10" W a distance of 20.00 feet;

thence continuing S 00° 00' 00" W along the centerline of said County Highway 106 a distance of 164.10 feet to a set MAG nail;

thence N 89° 59' 10" W on a line a distance of 78.00 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 00° 00' 00" E on a line a distance of 40.00 feet to a set iron rod;

thence N 89° 59' 10" W on a line a distance of 52.00 feet to set iron rod;

thence S 00° 00' 00" W on a line a distance of 40.00 feet to a set iron rod;

thence N 89° 59' 10" W on a line a distance of 140.27 feet to a point marking a corner of a parcel of land now or formerly owned by H. Frey & J. Ohler, Co-Trustees, passing a set iron rod a distance of 129.49 feet;

thence N 52° 08' 38" W along said H. Frey & J. Ohler, Co-Trustees parcel a distance of 61.96 feet to a point marking a corner of said H. Frey & J. Ohler, Co-Trustees parcel, referenced by a set iron rod situated N 11° 51' 08" W a distance of 47.88 feet;

thence N 38° 24' 32" W along said H. Frey & J. Ohler, Co-Trustees parcel a distance of 87.40 feet to a point marking a corner of said H. Frey & J. Ohler, Co-Trustees parcel, referenced by a set iron rod situated S 64° 03' 51" E a distance of 49.44 feet;

thence N 54° 14' 08" W along said H. Frey & J. Ohler, Co-Trustees parcel a distance of 98.60 feet to a point marking a corner of a parcel of land now or formerly owned by D. Gibson III, Etux., referenced by a found iron pipe situated N 36° 14' 09" E a distance of 12.43 feet;

thence S 89° 59' 10" E along the south line of said D. Gibson III, Etux parcel a distance of 453.50 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 433.50 feet.

Containing in all 1.301 acres of land, more or less, of which 0.075 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 July 2025.

Prior Deed References – OR 68, Page 562

25033-S



PT: 1 N: 0.0000 E: 0.0000  
S0°00'00"W DIST: 164.10  
PT: 2 N: -164.1000 E: 0.0000  
N89°59'10"W DIST: 78.00  
PT: 3 N: -164.0811 E: -78.0000  
N0°00'00"E DIST: 40.00  
PT: 4 N: -124.0811 E: -78.0000  
N89°59'10"W DIST: 52.00  
PT: 5 N: -124.0685 E: -130.0000  
S0°00'00"W DIST: 40.00  
PT: 6 N: -164.0685 E: -130.0000  
N89°59'10"W DIST: 140.27  
PT: 7 N: -164.0345 E: -270.2700  
N52°08'38"W DIST: 61.96  
PT: 8 N: -126.0108 E: -319.1908  
N38°24'32"W DIST: 87.40  
PT: 9 N: -57.5245 E: -373.4897  
N54°14'08"W DIST: 98.60  
PT: 10 N: 0.1027 E: -453.4964  
S89°59'10"E DIST: 453.50  
PT: 11 N: -0.0072 E: 0.0036

CLOSING BEARING/DISTANCE: N26°32'29"W DIST: 0.0080

MISCLOSURE: N: -0.0072 E: 0.0036

AREA: 1.301 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1947 IN THE TAX MAP OFFICE

2025