

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
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**LEGAL DESCRIPTION OF A 13.000 ACRE PARCEL**  
**FOR DAVE SHERMAN AND JOSH CORBIN**

Being a parcel of land situated in part of the Southeast Quarter of Section 36, T-3-S, R-12-E, Jackson Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 36 and the centerline of County Highway 95;

thence on an assumed bearing of N 00° 46' 02" E along the east line of said Section 36 and the centerline of said County Highway 95 a distance of 802.36 feet to a set MAG nail;

thence N 88° 36' 04" W on a line a distance of 435.63 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 25.00 feet;

thence continuing N 88° 36' 04" W on a line a distance of 784.04 feet to a set iron rod marking a southeasterly line of a parcel of land now or formerly owned by N. Jon Hoy;

thence N 49° 49' 28" E along said N. Jon Hoy parcel a distance of 1614.58 feet to a set MAG nail marking the east line of said Section 36 and the centerline of said County Highway 95, passing a set iron rod a distance of 1581.48 feet;

thence S 00° 46' 02" W along the east line of said Section 36 and the centerline of said County Highway 95 a distance of 871.49 feet to a set MAG nail;

thence N 88° 36' 04" W on a line a distance of 435.63 feet to a set iron rod, passing a set iron rod a distance of 25.00 feet;

thence S 00° 46' 02" W on a line a distance of 200.00 feet to the **POINT OF BEGINNING**.

Containing in all 13.000 acres of land, more or less, of which 0.494 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.

REFERENCE SURVEY VOL. C  
PAGE 1941 IN THE TAX MAP OFFICE  
2025-Tract 2

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 May 2025.

Prior Deed References – OR 222, Page 301

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PT: 1 N: 0.0000 E: 0.0000  
N88°36'04"W DIST: 784.04  
PT: 2 N: 19.1406 E: -783.8063  
N49°49'28"E DIST: 1614.58  
PT: 3 N: 1060.7575 E: 449.8480  
S0°46'02"W DIST: 871.49  
PT: 4 N: 189.3456 E: 438.1786  
N88°36'04"W DIST: 435.63  
PT: 5 N: 199.9805 E: 2.6784  
S0°46'02"W DIST: 200.00  
PT: 6 N: -0.0015 E: 0.0004

CLOSING BEARING/DISTANCE: N14°02'55"W DIST: 0.0016

MISCLOSURE: N: -0.0015 E: 0.0004

AREA: 13.000 ACRES



REFERENCE SURVEY VOL. C  
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