

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 1.592 ACRE PARCEL
FOR DAN BOES**

Being a parcel of land situated in part of the Southwest Quarter of Section 19, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the southwest corner of said Section 19 and the centerline of County Highway 95;

thence on an assumed bearing of N 00° 00' 00" E along the west line of said Section 19 and the centerline of said County Highway 95 a distance of 1828.58 feet to a found MAG nail marking the northwest corner of a parcel of land now or formerly owned by S. & L. Studer and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 89° 00' 55" E a distance of 20.73 feet;

thence continuing N 00° 00' 00" E along the west line of said Section 19 and the centerline of said County Highway 95 a distance of 200.03 feet to a set MAG nail;

thence S 89° 00' 55" E on a line a distance of 346.70 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence S 00° 00' 00" W on a line a distance of 200.03 feet to a set iron rod;

thence N 89° 00' 55" W on a line and along said S. & L. Studer parcel a distance of 346.70 feet to the **POINT OF BEGINNING**, passing found iron rods at distances of 16.70 feet and 325.97 feet, respectively and a found iron pipe at a distance of 154.33 feet;

Containing in all 1.592 acres of land, more or less, of which 0.092 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 March 2025.

Prior Deed References – OR 239, Page 2200

25020-S



PT: 1 N: 0.0000 E: 0.0000
N0°00'00"E DIST: 200.03
PT: 2 N: 200.0300 E: 0.0000
S89°00'55"E DIST: 346.70
PT: 3 N: 194.0717 E: 346.6488
S0°00'00"W DIST: 200.03
PT: 4 N: -5.9583 E: 346.6488
N89°00'55"W DIST: 346.70
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: 1.592 ACRES



REFERENCE SURVEY VOL. B
PAGE 299 IN THE TAX MAP OFFICE

2025