

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 2.571 ACRE PARCEL  
FOR ROBERT & SANDRA BEIS**

Being a parcel of land situated in part of the Southwest Quarter of Section 10, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of said Section 10 and the intersection of the centerlines of County Highway 16 and Township Highway 30;

thence on an assumed bearing of S 89° 14' 10" E along the south line of said Section 10 and the centerline of said County Highway 16 a distance of 430.27 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 02° 02' 07" E a distance of 30.01 feet;

thence N 02° 02' 07" E on a line a distance of 350.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 30.01 feet;

thence S 89° 14' 10" E on a line a distance of 320.00 feet to a set iron rod;

thence S 02° 02' 07" W on a line a distance of 350.00 feet to a found MAG nail marking the south line of said Section 10 and the centerline of said County Highway 16, passing a set iron rod a distance of 319.99 feet;

thence N 89° 14' 10" W along the south line of said Section 10 and the centerline of said County Highway 16 a distance of 320.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.571 acres of land, more or less, of which 0.220 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 January 2020.

REFERENCE SURVEY VOL. B

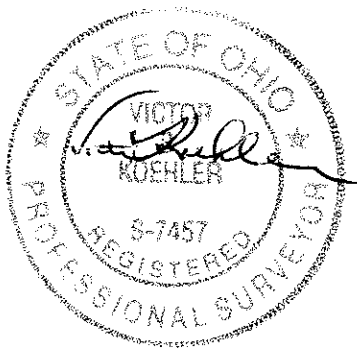
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Prior Deed References – OR 190, Page 1171

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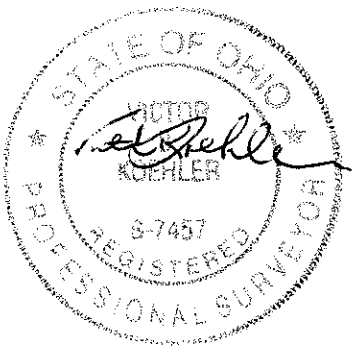


PT: 1 N: 0.0000 E: 0.0000  
N2°02'07"E DIST: 350.00  
PT: 2 N: 349.7792 E: 12.4302  
S89°14'10"E DIST: 320.00  
PT: 3 N: 345.5130 E: 332.4017  
S2°02'07"W DIST: 350.00  
PT: 4 N: -4.2662 E: 319.9716  
N89°14'10"W DIST: 320.00  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 2.571 ACRES



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