

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

**LEGAL DESCRIPTION OF A 5.744 ACRE PARCEL
FOR THE BACON ESTATE**

Being a parcel of land situated in part of the Southwest Quarter of Section 24, 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 24 and the centerline of Township Highway 30;

thence on an assumed bearing of N 89° 46' 22" E along the south line of said Section 24 and the centerline of said Township Highway 30 a distance of 1317.87 feet to a found MAG nail marking the east line of the west half of the southwest quarter of said Section 24;

thence N 00° 13' 11" W along the east line of the west half of the southwest quarter of said Section 24 a distance of 927.89 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a found iron rod a distance of 20.00 feet;

thence S 89° 46' 22" W on a line a distance of 798.38 feet to a set iron rod;

thence N 03° 50' 45" W on a line a distance of 310.23 feet to a set iron rod marking the south line of a parcel of land now or formerly owned by W. W. Osborn;

thence N 89° 46' 22" E along the south line of said W. W. Osborn parcel a distance of 818.00 feet to found iron rod marking the east line of the west half of the southwest quarter of said Section 24;

thence S 00° 13' 11" E along the east line of the west half of the southwest quarter of said Section 24 a distance of 309.61 feet to the **POINT OF BEGINNING**.

Containing in all 5.744 acres of land, more or less. 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 October 2023.

Prior Deed References – OR 281, Page 2939; OR 262, Page 293

23146-S Tract 1 Adjoinder only tract



PT: 1 N: 0.0000 E: 0.0000
S89°46'22"W DIST: 798.38
PT: 2 N: -3.1662 E: -798.3737
N3°50'45"W DIST: 310.23
PT: 3 N: 306.3652 E: -819.1815
N89°46'22"E DIST: 818.00
PT: 4 N: 309.6092 E: -1.1879
S0°13'11"E DIST: 309.61
PT: 5 N: 0.0015 E: -0.0006

CLOSING BEARING/DISTANCE: S22°11'41"E DIST: 0.0016

MISCHLOSURE: N: 0.0015 E: -0.0006

AREA: 5.744 ACRES



REFERENCE SURVEY VOL. 1887
PAGE 1887 IN THE TAX MAP OFFICE

"2023" Tract 1

KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 13.628 ACRE PARCEL
FOR THE BACON ESTATE**

Being a parcel of land situated in part of the Southwest Quarter of Section 24, 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 24 and the centerline of Township Highway 30;

thence on an assumed bearing of N 89° 46' 22" E along the south line of said Section 24 and the centerline of said Township Highway 30 a distance of 1317.87 feet to a found MAG nail marking the east line of the west half of the southwest quarter of said Section 24 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 00° 13' 11" W along the east line of the west half of the southwest quarter of said Section 24 a distance of 927.89 feet to a set iron rod, passing a found iron rod a distance of 20.00 feet;

thence N 89° 46' 22" E on a line a distance of 639.76 feet to a set iron rod;

thence S 00° 13' 11" E on a line a distance of 927.89 feet to a set MAG nail marking the south line of said Section 24 and the centerline of said Township Highway 30, passing a set iron rod a distance of 897.89 feet;

thence S 89° 46' 22" W along the south line of said Section 24 and the centerline of said Township Highway 30 a distance of 639.76 feet to the **POINT OF BEGINNING**.

Containing in all 13.628 acres of land, more or less, of which 0.441 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 October 2023.

REFERENCE SURVEY VOL. C
PAGE 1887 IN THE TAX MAP OFFICE

"2023" Tract 2

Prior Deed References – OR 281, Page 2939; OR 262, page 293

23146-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N0°13'11"W DIST: 927.89
PT: 2 N: 927.8832 E: -3.5583
N89°46'22"E DIST: 639.76
PT: 3 N: 930.4203 E: 636.1966
S0°13'11"E DIST: 927.89
PT: 4 N: 2.5371 E: 639.7550
S89°46'22"W DIST: 639.76
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLUSION: N= 0.0000, E= 0.0000

AREA: 13.628 ACRES



REFERENCE SURVEY VOL. 1887
PAGE 1887 IN THE TAX MAP OFFICE

"2023" Tract 2