

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 2.798 ACRE PARCEL
FOR MARK WEININGER**

Being a parcel of land situated in part of the Southeast Quarter of Section 3, T-1-S,
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 3;

thence on an assumed bearing of S 89° 53' 34" E along the south line of said Section 3
and the centerline of Township Highway 11 a distance of 325.39 feet to a point marking
the southwest corner of a parcel of land now or formerly owned by V. Weininger, Trustee
(OR 202, Pg 637) and being the **POINT OF BEGINNING** of the hereinafter described
parcel, referenced by a found iron pipe situated N 03° 18' 59" W a distance of 20.04 feet;

thence N 03° 18' 59" W along the west line of said V. Weininger, Trustee parcel a
distance of 434.03 feet to a point, passing a found iron pipe a distance of 20.04 feet and a
set iron rod a distance of 339.82 feet;

thence N 07° 40' 16" E along the west line of said V. Weininger, Trustee parcel a
distance of 95.00 feet to a point, referenced by a set iron rod situated N 83° 04' 24" E a
distance of 73.30 feet;

thence N 06° 20' 44" W along the west line of said V. Weininger, Trustee parcel a
distance of 139.35 feet to a point on the north line of said V. Weininger, Trustee parcel,
referenced by a set iron rod situated N 86° 08' 06" E a distance of 74.05 feet;

thence N 86° 08' 06" E along the north line of said V. Weininger, Trustee parcel a
distance of 74.05 feet to set iron rod;

thence S 06° 03' 32" E on a line a distance of 135.40 feet to a set iron rod;

thence S 36° 06' 52" E on a line a distance of 207.37 feet to a set iron rod;

thence S 14° 02' 31" E on a line a distance of 380.66 feet to the south line of said Section
3 and the centerline of said Township Highway 11, passing a set iron rod a distance of
360.03 feet;

thence N 89° 53' 34" W along the south line of said Section 3 and the centerline of said Township Highway 11 a distance of 274.93 feet to the **POINT OF BEGINNING**.

Containing in all 2.798 acres of land, more or less, of which 0.125 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 2024.

Prior Deed References – OR 202, Page 637

24000-S Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
N3°18'59"W DIST: 434.03
PT: 2 N: 433.3031 E: -25.1085
N7°40'16"E DIST: 95.00
PT: 3 N: 527.4529 E: -12.4272
N6°20'44"W DIST: 139.35
PT: 4 N: 665.9492 E: -27.8288
N86°08'06"E DIST: 74.05
PT: 5 N: 670.9406 E: 46.0527
S6°03'32"E DIST: 135.40
PT: 6 N: 536.2970 E: 60.3443
S36°06'52"E DIST: 207.37
PT: 7 N: 368.7749 E: 182.5682
S14°02'31"E DIST: 380.66
PT: 8 N: -0.5104 E: 274.9285
N89°53'34"W DIST: 274.93
PT: 9 N: 0.0041 E: -0.0010

CLOSING BEARING/DISTANCE: S13°20'46"E DIST: 0.0043

MISCLOSURE: N: 0.0041 E: -0.0010

AREA: 2.798 ACRES

REFERENCE SURVEY VOL. C

PAGE 1915 IN THE TAX MAP OFFICE

2024

