

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

**LEGAL DESCRIPTION OF A 2.300 ACRE PARCEL
FOR WEININGER HERITAGE FARM, LLC**

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 a distance of 1051.45 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 03° 14' 33" W on a line a distance of 436.00 feet to a set iron rod, passing a set iron rod a distance of 20.03 feet;

thence S 86° 51' 20" W on a line a distance of 135.00 feet to a set iron rod;

thence N 01° 07' 36" W on a line a distance of 412.59 feet to a set iron rod;

thence N 86° 05' 55" E on a line a distance of 200.00 feet to a set iron rod;

thence S 03° 54' 05" E on a line a distance of 229.10 feet to a set iron rod;

thence S 86° 05' 55" W on a line a distance of 40.00 feet to a found iron pipe;

thence S 03° 54' 05" E on a line a distance of 624.26 feet to a point marking the south line of said Section 3 and the centerline of Township Highway 11, passing a set iron rod a distance of 604.21 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 50.12 feet to the **POINT OF BEGINNING**.

Containing in all 2.300 acres of land, more or less, of which 0.023 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 November 2024.

Prior Deed References – OR 286, Page 1712

24176-S



PT: 1 N: 0.0000 E: 0.0000
N3°14'33"W DIST: 436.00
PT: 2 N: 435.3020 E: -24.6611
S86°51'20"W DIST: 135.00
PT: 3 N: 427.8968 E: -159.4578
N1°07'36"W DIST: 412.59
PT: 4 N: 840.4070 E: -167.5705
N86°05'55"E DIST: 200.00
PT: 5 N: 854.0149 E: 31.9660
S3°54'05"E DIST: 229.10
PT: 6 N: 625.4458 E: 47.5539
S86°05'55"W DIST: 40.00
PT: 7 N: 622.7243 E: 7.6466
S3°54'05"E DIST: 624.26
PT: 8 N: -0.0891 E: 50.1209
N89°53'34"W DIST: 50.12
PT: 9 N: 0.0047 E: 0.0010

CLOSING BEARING/DISTANCE: S11°54'23"W DIST: 0.0048

MISCLOSURE: N: 0.0047 E: 0.0010

AREA: 2.300 ACRES

REFERENCE SURVEY VOL. C

PAGE 1924 IN THE TAX MAP OFFICE

2024

