

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

**LEGAL DESCRIPTION OF A 5.300 ACRE PARCEL
FOR MARCUS TERRY**

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

Commencing at a found iron rod marking the northwest corner of said Section 3;

thence on an assumed bearing of N 90° 00' 00" E along the north line of said Section 3 a distance of 809.63 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 00° 00' 00" E a distance of 30.00 feet;

thence continuing N 90° 00' 00" E along the north line of said Section 3 a distance of 100.00 feet to a found MAG nail marking the northwest corner of a parcel of land now or formerly owned by D. & S. Terry;

thence S 00° 00' 00" E along the west line of said D. & S. Terry parcel a distance of 175.00 feet to a found iron pipe marking the southwest corner of said D. & S. Terry parcel, passing a found iron pipe a distance of 30.00 feet;

thence N 90° 00' 00" E along the south line of said D. & S. Terry parcel a distance of 383.34 feet to a found iron pipe marking the southeast corner of said D. & S. Terry parcel and the west line of a parcel of land now or formerly owned by R. Weininger, Surviving Co-Trustee;

thence S 36° 54' 45" E along the west line of said R. Weininger, Surviving Co-Trustee parcel a distance of 56.28 feet to set iron rod marking a corner of said R. Weininger, Surviving Co-Trustee parcel;

thence S 00° 03' 59" E along the west line of said R. Weininger, Surviving Co-Trustee parcel and the west line of a parcel of land now or formerly owned by R. Weininger, Trustee a distance of 368.91 feet to a set iron rod;

thence S 90° 00' 00" W on a line a distance of 517.57 feet to a set iron rod;

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thence N 00° 00' 00" W on a line a distance of 588.91 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 558.91 feet.

Containing in all 5.300 acres of land, more or less, of which 0.069 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 2025.

Prior Deed References – OR 287, Page 2918; OR 287, Page 2552

24157-S



PT: 1 N: 0.0000 E: 0.0000
N90°00'00"E DIST: 100.00
PT: 2 N: 0.0000 E: 100.0000
S0°00'00"E DIST: 175.00
PT: 3 N: -175.0000 E: 100.0000
N90°00'00"E DIST: 383.34
PT: 4 N: -175.0000 E: 483.3400
S36°54'45"E DIST: 56.28
PT: 5 N: -219.9989 E: 517.1415
S0°03'59"E DIST: 368.91
PT: 6 N: -588.9086 E: 517.5689
S90°00'00"W DIST: 517.57
PT: 7 N: -588.9086 E: -0.0011
N0°00'00"W DIST: 588.91
PT: 8 N: 0.0014 E: -0.0011

CLOSING BEARING/DISTANCE: S38°07'44"E DIST: 0.0017

MISCLOSURE: N: 0.0014 E: -0.0011

AREA: 5.300 ACRES

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**LEGAL DESCRIPTION OF A 20 FOOT WIDE INGRESS/EGRESS EASEMENT
FOR MARCUS TERRY**

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

Commencing at a found iron rod marking the northwest corner of said Section 3;

thence on an assumed bearing of N 90° 00' 00" E along the north line of said Section 3 a distance of 736.00 feet to a point and being the **POINT OF BEGINNING** of a 20 foot wide easement centered on the following described centerline;

thence S 20° 51' 05" E along said centerline a distance of 48.12 feet to a point;

thence S 88° 29' 34" E along said centerline a distance of 56.33 feet to a point marking the westerly line of a 5.300 acre parcel illustrated in Survey Volume C, Page 1928 in the Wyandot County survey records and there to terminate.

Bearings are assumed and are for angular measurement only.

It is the intention of this easement to provide a uniform 20 foot width of ingress and egress from the centerline of County Highway 2 to the westerly line of said 5.300 acre parcel.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in January 2025.

Prior Deed References – OR 287, Page 2918; OR 287, Page 2552

24157-S Easement



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