

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

LEGAL DESCRIPTION OF A 0.797 ACRE PARCEL
FOR RYAN BILS

Being a parcel of land situated in part of the Southwest and Southeast Quarters of Section 33, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the centerlines of Township Highway 40 and County/Township Highway 37;

thence on an assumed bearing of N 52° 06' 23" W along the centerline of County/Township Highway 37 a distance of 636.22 feet to a found iron rod;

thence N 50° 11' 13" W along said centerline a distance of 248.20 feet to a found iron rod;

thence N 47° 24' 46" W along said centerline a distance of 316.13 feet to a found iron rod;

thence N 25° 23' 43" W along said centerline a distance of 257.83 feet to a found iron rod;

thence N 69° 04' 03" W along said centerline a distance of 270.19 feet to a found iron rod;

thence N 65° 11' 59" W along said centerline a distance of 157.16 feet to a found iron rod;

thence N 61° 16' 43" W along said centerline a distance of 190.15 feet to a found iron rod;

thence N 58° 12' 06" W along said centerline a distance of 191.28 feet to a found iron rod;

thence N 51° 56' 40" W along said centerline a distance of 118.08 feet to a found P-K nail referenced by a found iron pipe situated S 41° 15' 02" W a distance of 25.00 feet;

thence N 49° 03' 10" W along said centerline a distance of 439.76 feet to a set iron rod;

thence N 42° 38' 13" W along said centerline a distance of 111.40 feet to a set iron rod;

thence N 32° 05' 18" W along said centerline a distance of 251.06 feet to a set iron rod;
thence N 45° 01' 33" W along said centerline a distance of 258.11 feet to a set MAG nail
and being the **POINT OF BEGINNING**;
thence N 33° 08' 00" W along said centerline a distance of 103.12 feet to a set iron rod;
thence N 22° 12' 22" W along said centerline a distance of 130.34 feet to a set iron rod;
thence N 13° 53' 34" W along said centerline a distance of 65.48 feet to a set MAG nail;
thence N 84° 31' 31" E a distance of 117.35 feet to a point on the Low Water Line of the
Sandusky River, passing a set iron rod a distance of 20.00 feet;
thence S 22° 53' 04" E along the Low Water Line of the Sandusky River a distance of
288.53 feet to a point referenced by a set iron rod situated S 81° 15' 53" W a distance of
98.86 feet;
thence S 81° 15' 53" W a distance of 98.86 feet to a set iron rod;
thence S 84° 31' 31" W a distance of 10.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.797 acre of land, more or less, of which 0.170 acre, more or less, is
currently contained within the right-of-way of County/Township Highway 37. 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 June, 1999.

Prior Deed Reference – Volume 197, Page 598.

99098-S (180)

Parcel #2

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

**LEGAL DESCRIPTION OF A 1.494 ACRE PARCEL
FOR RYAN BILS**

Being a parcel of land situated in part of the Southwest and Southeast Quarters of Section 33, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the centerlines of Township Highway 40 and County/Township Highway 37;

thence on an assumed bearing of N 52° 06' 23" W along the centerline of County/Township Highway 37 a distance of 636.22 feet to a found iron rod;

thence N 50° 11' 13" W along said centerline a distance of 248.20 feet to a found iron rod;

thence N 47° 24' 46" W along said centerline a distance of 316.13 feet to a found iron rod;

thence N 25° 23' 43" W along said centerline a distance of 257.83 feet to a found iron rod;

thence N 69° 04' 03" W along said centerline a distance of 270.19 feet to a found iron rod;

thence N 65° 11' 59" W along said centerline a distance of 157.16 feet to a found iron rod;

thence N 61° 16' 43" W along said centerline a distance of 190.15 feet to a found iron rod;

thence N 58° 12' 06" W along said centerline a distance of 191.28 feet to a found iron rod;

thence N 51° 56' 40" W along said centerline a distance of 118.08 feet to a found P-K nail referenced by a found iron pipe situated S 41° 15' 02" W a distance of 25.00 feet;

thence N 49° 03' 10" W along said centerline a distance of 439.76 feet to a set iron rod;

thence N 42° 38' 13" W along said centerline a distance of 111.40 feet to a set iron rod;

thence N 32° 05' 18" W along said centerline a distance of 251.06 feet to a set iron rod;
thence N 45° 01' 33" W along said centerline a distance of 258.11 feet to a set MAG nail and being the **POINT OF BEGINNING**;
thence S 84° 31' 31" W a distance of 284.78 feet to a set iron rod;
thence N 07° 29' 55" W a distance of 281.11 feet to a set iron rod;
thence N 84° 31' 31" E a distance of 199.73 feet to a set MAG nail on the centerline of County/Township Highway 37, passing a set iron rod a distance of 174.46 feet;
thence S 13° 53' 34" E along said centerline a distance of 65.48 feet to a set iron rod;
thence S 22° 12' 22" E along said centerline a distance of 130.34 feet to a set iron rod;
thence S 33° 08' 00" E along said centerline a distance of 103.12 feet to the **POINT OF BEGINNING**.

Containing in all 1.494 acres of land, more or less, of which 0.170 acre, more or less, is currently contained within the right-of-way of County/Township Highway 37. 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 June, 1999.

Prior Deed Reference – Volume 197, Page 598.

99098-S (180)

Parcel #1