

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

**LEGAL DESCRIPTION OF A 9.000 ACRE PARCEL
FOR JOHN BIGLER**

Being a parcel of land situated in part of the Northeast and Northwest Quarters of Section 23, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 23;

thence on an assumed bearing of N 89° 11' 14" E along the east-west half section line of said Section 23 a distance of 1893.91 feet to a found stone marking a corner of a parcel of land now or formerly owned by S. Marsh, Etux.;

thence N 00° 02' 43" W along said S. March, Etux. parcel a distance of 708.09 feet to a found iron rod marking a corner of a parcel of land now of formerly owned by R. Ekleberry, II, Etux.

thence N 89° 51' 05" E along said R. Ekleberry, II, Etux. parcel a distance of 212.70 feet to a found iron rod marking a corner of said R. Ekleberry II, Etux. parcel;

thence N 70° 37' 42" W along said R. Ekleberry II, Etux. parcel a distance of 146.00 feet to a found iron rod marking a corner of said R. Ekleberry II, Etux. parcel;

thence N 36° 20' 06" W along said R. Ekleberry II, Etux. parcel a distance of 81.00 feet to a found iron rod marking a corner of said R. Ekleberry II, Etux. parcel;

thence N 07° 21' 07" E along said R. Ekleberry II, Etux. parcel a distance of 58.67 feet a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 07° 21' 07" E along said R. Ekleberry II, Etux. parcel a distance of 48.33 feet to a found iron rod marking a corner of said R. Ekleberry II, Etux. parcel;

thence N 48° 24' 11" E along said R. Ekleberry II, Etux. parcel a distance of 349.00 feet to a found iron rod marking a corner of said R. Ekleberry II, Etux. parcel;

thence N 01° 58' 31" E along said R. Ekleberry II, Etux. parcel a distance of 187.00 feet to a found iron rod marking a corner of said R. Ekleberry II, Etux. parcel;

(9.00A)

"2020"
(TRACT 2)

thence N 87° 51' 37" E along said R. Ekleberry II, Etux. parcel a distance of 745.44 feet to a found MAG nail marking the centerline of County Highway 35, passing a found iron rod a distance of 712.03 feet;

thence S 28° 15' 02" E along said County Highway 35 a distance of 268.75 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by R. Park, referenced by a found iron rod situated S 61° 35' 05" W a distance of 30.00 feet;

thence S 61° 35' 05" W along said R. Park parcel a distance of 383.79 feet to a found iron rod marking a corner of said R. Park parcel, passing the aforementioned found iron rod a distance of 30.00 feet;

thence S 28° 24' 55" E along said R. Park parcel a distance of 73.58 feet to a set iron rod;

thence S 89° 18' 09" W on a line a distance of 843.28 feet to the **POINT OF BEGINNING.**

Containing in all 9.000 acres of land, more or less, of which 0.190 acre, more or less, is currently contacted 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 March 2020.

Prior Deed References – OR 234, Page 681

20004-S



PT: 1 N: 0.0000 E: 0.0000
N7°21'07"E DIST: 48.33
PT: 2 N: 47.9327 E: 6.1845
N48°24'11"E DIST: 349.00
PT: 3 N: 279.6290 E: 267.1784
N1°58'31"E DIST: 187.00
PT: 4 N: 466.5179 E: 273.6239
N87°51'37"E DIST: 745.44
PT: 5 N: 494.3500 E: 1018.5442
S28°15'02"E DIST: 268.75
PT: 6 N: 257.6119 E: 1145.7511
S61°35'05"W DIST: 383.79
PT: 7 N: 74.9820 E: 808.1995
S28°24'55"E DIST: 73.58
PT: 8 N: 10.2668 E: 843.2132
S89°18'09"W DIST: 843.28
PT: 9 N: 0.0013 E: -0.0043

CLOSING BEARING/DISTANCE: S73°38'39"E DIST: 0.0045

MISCLOSURE: N: 0.0013 E: -0.0043

AREA: 9.000 ACRES



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"2020"

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(419) 294-5388

**LEGAL DESCRIPTION OF A 1.287 ACRE PARCEL
FOR RICK EKLEBERRY**

Being a parcel of land situated in part of the Northwest Quarter of Section 23, T-1-S,
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the west quarter post of said Section 23;

thence on an assumed bearing of N 89° 11' 14" E along the east-west half section line of
said Section 23 a distance of 1853.91 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
1326.15 feet;

thence N 00° 02' 43" W on a line a distance of 1402.12 feet to a set iron rod marking the
south line of a parcel of land now or formerly owned by S. Ekleberry (parcel #38-1785-
0300);

thence N 89° 18' 09" E along said S. Ekleberry (parcel #38-1785-0300) parcel a distance
of 40.00 feet to a found iron rod marking a corner of a parcel of land now or formerly
owned by R. Ekleberry II, Etux.;

thence S 00° 02' 43" E along said R. Ekleberry II, Etux. parcel and a parcel of land now
or formerly owned by S. Marsh, Etux. a distance of 1402.04 feet to a found stone
marking the east-west half section line of said Section 23, passing a found iron rod a
distance of 693.95 feet;

thence S 89° 11' 14" W along the east-west half section line of said Section 23 a distance
of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.287 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 March 2020.

(1.287A)

"2020"
(TRACT 1)

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Prior Deed References – OR 236, Page 623

20021-S Adjoiner only tract.



PT: 1 N: 0.0000 E: 0.0000
N0°02'43"W DIST: 1402.12
PT: 2 N: 1402.1196 E: -1.1080
N89°18'09"E DIST: 40.00
PT: 3 N: 1402.6065 E: 38.8890
S0°02'43"E DIST: 1402.04
PT: 4 N: 0.5669 E: 39.9970
S89°11'14"W DIST: 40.00
PT: 5 N: -0.0005 E: 0.0010

CLOSING BEARING/DISTANCE: N64°40'18"W DIST: 0.0011

MISCLOSURE: N: -0.0005 E: 0.0010

AREA: 1.287 ACRES



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"20 20"