

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

**LEGAL DESCRIPTION OF 60.253 ACRE PARCEL
FOR JOYCE WEAVER**

Being a parcel of land situated in part of the Northwest Quarter of Section 9, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the west quarter post of said Section 9 and the centerline of Township Highway 136, referenced by a set iron rod situated S 89° 51' 49" E a distance of 20.00 feet;

thence on an assumed bearing of N 00° 06' 05" W along the west line of said Section 9 and the centerline of said Township Highway 136 a distance of 40.00 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 89° 51' 49" E a distance of 20.00 feet;

thence N 00° 06' 05" W along the west line of said Section 9 and the centerline of said Township Highway 136 a distance of 444.35 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by S. & J. Riedlinger;

thence N 89° 53' 55" E along said S. & J. Riedlinger parcel a distance of 417.42 feet to a found iron pipe marking a corner of said S. & J. Riedlinger parcel, passing a found iron pipe a distance of 20.00 feet;

thence N 00° 06' 05" W along said S. & J. Riedlinger parcel a distance of 208.71 feet to a found iron pipe marking a corner of said S. & J. Riedlinger parcel;

thence S 89° 53' 55" W along said S. & J. Riedlinger parcel a distance of 417.42 feet to a set MAG nail marking the centerline of said Township Highway 136, passing a found iron pipe a distance of 397.42 feet;

thence N 00° 06' 05" W along the west line of said Section 9 and the centerline of said Township Highway 136 a distance of 1540.70 feet to found MAG nail marking the centerline of State Highway 67, referenced by a found iron rod situated N 00° 06' 05" W a distance of 50.66 feet;

(TRACT 3)
(60.253A)

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thence N 36° 12' 33" E along the centerline of said State Highway 67 a distance of 235.50 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by R. Weaver & M. Snyder;

thence N 89° 58' 40" E along said R. Weaver & M. Snyder parcel a distance of 301.61 feet to a set iron rod marking a corner of said R. Weaver & M. Snyder parcel, passing a found iron rod a distance of 37.19 feet;

thence N 00° 01' 20" W along said R. Weaver & M. Snyder parcel a distance of 211.00 feet to a found MAG nail marking the north line of said Section 9 and the centerline of Township Highway 14, passing a found iron rod a distance of 194.50 feet;

thence N 89° 58' 40" E along the north line of said Section 9 and the centerline of said Township Highway 14 a distance of 652.61 feet to a set MAG nail;

thence S 00° 16' 27" W on a line a distance of 2597.74 feet to a set iron rod, passing a set iron rod a distance of 16.50 feet;

thence N 89° 51' 49" W on a line a distance of 1076.95 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 1056.95 feet.

Containing in all 60.253 acres of land, more or less, of which 1.325 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 October 2021.

Prior Deed References – OR 28, Page 792, OR 229, Page 120

21150-S Tract 3



PT: 1 N: 0.0000 E: 0.0000
N0°06'05"W DIST: 444.35
PT: 2 N: 444.3493 E: -0.7863
N89°53'55"E DIST: 417.42
PT: 3 N: 445.0880 E: 416.6330
N0°06'05"W DIST: 208.71
PT: 4 N: 653.7976 E: 416.2637
S89°53'55"W DIST: 417.42
PT: 5 N: 653.0590 E: -1.1556
N0°06'05"W DIST: 1540.70
PT: 6 N: 2193.7566 E: -3.8820
N36°12'33"E DIST: 235.50
PT: 7 N: 2383.7735 E: 135.2360
N89°58'40"E DIST: 301.61
PT: 8 N: 2383.8904 E: 436.8460
N0°01'20"W DIST: 211.00
PT: 9 N: 2594.8904 E: 436.7642
N89°58'40"E DIST: 652.61
PT: 10 N: 2595.1435 E: 1089.3741
S0°16'27"W DIST: 2597.74
PT: 11 N: -2.5667 E: 1076.9437
N89°51'49"W DIST: 1076.95
PT: 12 N: -0.0031 E: -0.0033

CLOSING BEARING/DISTANCE: N46°19'42"E DIST: 0.0045

MISCLOSURE: N: -0.0031 E: -0.0033

AREA: 60.253 ACRES



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**LEGAL DESCRIPTION OF 13.372 ACRE PARCEL
FOR JOYCE WEAVER**

Being a parcel of land situated in part of the Northwest Quarter of Section 9, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the west quarter post of said Section 9 and the centerline of Township Highway 136 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 89° 51' 49" E a distance of 20.00 feet;

thence on an assumed bearing of N 00° 06' 05" W along the west line of said Section 9 and centerline of said Township Highway 136 a distance of 40.00 feet to a set MAG nail;

thence S 89° 51' 49" E on a line a distance of 1912.00 feet to a set iron rod, passing two set iron rods a distance of 20.00 feet and 1076.95 feet respectively;

thence N 00° 48' 27" E on a line a distance of 653.63 feet to a set iron rod;

thence N 89° 13' 43" E on a line a distance of 720.54 feet to a set iron rod marking the north-south half section line of said Section 9;

thence S 00° 16' 27" W along the north-south half section line of said Section 9 a distance of 705.00 feet to a set iron rod marking the center of said Section 9;

thence N 89° 51' 49" W along the east-west half section line of said Section 9 a distance of 2638.24 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 2618.24 feet.

Containing in all 13.372 acres of land, more or less, of which 0.018 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.

(TRACT 1)
(13.372 A)

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This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in October 2021.

Prior Deed References – OR 28, Page 792, OR 229, Page 120

21150-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
N0°06'05"W DIST: 40.00
PT: 2 N: 39.9999 E: -0.0708
S89°51'49"E DIST: 1912.00
PT: 3 N: 35.4485 E: 1911.9238
N0°48'27"E DIST: 653.63
PT: 4 N: 689.0136 E: 1921.1355
N89°13'43"E DIST: 720.54
PT: 5 N: 698.7142 E: 2641.6102
S0°16'27"W DIST: 705.00
PT: 6 N: -6.2778 E: 2638.2367
N89°51'49"W DIST: 2638.24
PT: 7 N: 0.0024 E: 0.0041

CLOSING BEARING/DISTANCE: S59°54'02"W DIST: 0.0048

MISCLOSURE: N: 0.0024 E: 0.0041

AREA: 13.372 ACRES



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**LEGAL DESCRIPTION OF 60.253 ACRE PARCEL
FOR JOYCE WEAVER**

Being a parcel of land situated in part of the Northwest Quarter of Section 9, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 9 and the centerline of Township Highway 14;

thence on an assumed bearing of S 00° 16' 27" W along the north-south half section line of said Section 9 a distance of 722.40 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing S 00° 16' 27" W along the north-south half section line of said Section 9 a distance of 1214.66 feet to a set iron rod;

thence S 89° 13' 43" W on a line a distance of 720.54 feet to a set iron rod;

thence S 00° 48' 27" W on a line a distance of 653.63 feet to a set iron rod;

thence N 89° 51' 49" W on a line a distance of 835.05 feet to set iron rod;

thence N 00° 16' 27" E on a line a distance of 2597.74 feet to a set MAG nail marking the north line of said Section 9 and the centerline of said Township Highway 14, passing a set iron rod a distance of 2581.24 feet;

thence N 89° 58' 40" E along the north line of said Section 9 and the centerline of said Township Highway 14 a distance of 233.81 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by D. McClain, Etal;

thence S 00° 05' 12" W along said D. McClain, Etal. parcel a distance of 722.39 feet to set iron rod marking a corner of said D. McClain, Etal. parcel, passing a set iron rod a distance of 16.50 feet;

thence N 89° 58' 40" E along said D. McClain, Etal. parcel a distance of 1325.40 feet to the **POINT OF BEGINNING**.

(TRACT 2)
(60.253 A)

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Containing in all 60.253 acres of land, more or less, of which 0.089 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.

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21150-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
S0°16'27"W DIST: 1214.66
PT: 2 N: -1214.6461 E: -5.8123
S89°13'43"W DIST: 720.54
PT: 3 N: -1224.3466 E: -726.2870
S0°48'27"W DIST: 653.63
PT: 4 N: -1877.9117 E: -735.4986
N89°51'49"W DIST: 835.05
PT: 5 N: -1875.9239 E: -1570.5462
N0°16'27"E DIST: 2597.74
PT: 6 N: 721.7863 E: -1558.1158
N89°58'40"E DIST: 233.81
PT: 7 N: 721.8770 E: -1324.3058
S0°05'12"W DIST: 722.39
PT: 8 N: -0.5122 E: -1325.3985
N89°58'40"E DIST: 1325.40
PT: 9 N: 0.0019 E: 0.0014

CLOSING BEARING/DISTANCE: S35°48'34"W DIST: 0.0023

MISCHLURE: N: 0.0019 E: 0.0014

AREA: 60.253 ACRES



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