

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

**LEGAL DESCRIPTION OF A 18.156 ACRE PARCEL
FOR BRYAN SCHUBE**

Being a parcel of land situated in part of the Northeast Quarter of Section 27, T-1-S,
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 27 and the
centerline of Township Highway 30;

thence on an assumed bearing of S 89° 23' 26" E along the north line of said Section 27
and the centerline of said Township Highway 30 a distance of 1707.52 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° 45' 56" E a distance of 30.01 feet;

thence continuing S 89° 23' 26" E along the north line of said Section 27 and the
centerline of said Township Highway 30 a distance of 458.53 feet to a set MAG nail;

thence S 00° 45' 56" E on a line a distance of 1712.00 feet to a set iron rod, passing a set
iron rod a distance of 30.01 feet;

thence S 87° 16' 31" W on a line a distance of 458.66 feet to a set iron rod;

thence N 00° 45' 56" W on a line passing two set iron rods at distances of 177.68 feet
and 1708.67 feet respectively, a total distance of 1738.68 feet to the **POINT OF
BEGINNING**.

Containing in all 18.156 acres of land, more or less, of which 0.316 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 April-May 2023.

REFERENCE SURVEY VOL. D

PAGE 687

IN THE TAX MAP OFFICE

"2023" Tract 2 (18.156A)

Prior Deed References – OR 250, Page 922

23033-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
S89°23'26"E DIST: 458.53
PT: 2 N: -4.8772 E: 458.5041
S0°45'56"E DIST: 1712.00
PT: 3 N: -1716.7244 E: 481.3782
S87°16'31"W DIST: 458.66
PT: 4 N: -1738.5279 E: 23.2367
N0°45'56"W DIST: 1738.68
PT: 5 N: -0.0031 E: 0.0061

CLOSING BEARING/DISTANCE: N63°02'17"W DIST: 0.0\069

MISCLOSURE: N: -0.0031 E: 0.0061

AREA: 18.156 ACRES



REFERENCE SURVEY VOL. D

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"2023" Tract 2 (18.156A)

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**LEGAL DESCRIPTION OF A 1.662 ACRE PARCEL
FOR BRYAN SCHUBE**

Being a parcel of land situated in part of the Northeast Quarter of Section 27, T-1-S,
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 27 and the
centerline of Township Highway 30;

thence on an assumed bearing of S 89° 23' 26" E along the north line of said Section 27
and the centerline of said Township Highway 30 a distance of 1324.05 feet to a set MAG
nail marking the east line of the west half of the northeast quarter of said Section 27;

thence S 00° 45' 56" E along the east line of the west half of the northeast quarter of said
Section 27 a distance of 1561.00 feet to a set iron rod and being the **POINT OF
BEGINNING** of the hereinafter described parcel, passing a set iron rod a distance of
30.01 feet;

thence S 89° 23' 26" E on a line a distance of 383.47 feet to a set iron rod;

thence S 00° 45' 56" E on a line a distance of 177.68 to a set iron rod;

thence S 87° 16' 31" W on a line a distance of 383.59 to a set iron rod marking the east
line of the west half of the northeast quarter of said Section 27;

thence N 00° 45' 56" W along the east line of the west half of the northeast quarter of
said Section 27 a distance of 200.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.662 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 April-May 2023.

REFERENCE SURVEY VOL. D

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IN THE TAX MAP OFFICE

"2023" Adjoiner Tract (1.662 A)

Prior Deed References – OR 250, Page 922

23033-S Adjoiner only



PT: 1 N: 0.0000 E: 0.0000
S89°23'26"E DIST: 383.47
PT: 2 N: -4.0788 E: 383.4483
S0°45'56"E DIST: 177.68
PT: 3 N: -181.7430 E: 385.8223
S87°16'31"W DIST: 383.59
PT: 4 N: -199.9779 E: 2.6660
N0°45'56"W DIST: 200.00
PT: 5 N: 0.0043 E: -0.0062

CLOSING BEARING/DISTANCE: S55°29'18"E DIST: 0.0076

MISCLOSURE: N: 0.0043 E: -0.0062

AREA: 1.662 ACRES



REFERENCE SURVEY VOL. D
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"2023" Adjoiner Tract (1.662A)

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

**LEGAL DESCRIPTION OF A 13.738 ACRE PARCEL
FOR BRYAN SCHUBE**

Being a parcel of land situated in part of the Northeast Quarter of Section 27, T-1-S,
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 27 and the
centerline of Township Highway 30;

thence on an assumed bearing of S 89° 23' 26" E along the north line of said Section 27
and the centerline of said Township Highway 30 a distance of 1324.05 feet to a set MAG
nail marking the east line of the west half of the northeast quarter of said Section 27 and
being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a
set iron rod situated S 00° 45' 56" E a distance of 30.01 feet;

thence continuing S 89° 23' 26" E along the north line of said Section 27 and the
centerline of said Township Highway 30 a distance of 383.47 feet to a set MAG nail;

thence S 00° 45' 56" E on a line a distance of 1561.00 feet to a set iron rod, passing a set
iron rod a distance of 30.01 feet;

thence N 89° 23' 26" W on a line a distance of 383.47 feet to a set iron rod marking the
east line of the west half of the northeast quarter of said Section 27;

thence N 00° 45' 56" W along the east line of the west half of the northeast quarter of
said Section 27 a distance of 1561.00 feet to the **POINT OF BEGINNING**, passing a set
iron rod a distance of 1530.99 feet.

Containing in all 13.738 acres of land, more or less, of which 0.264 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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IN THE TAX MAP OFFICE

"2023" Tract 1 (13.738A)

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in April-May 2023.

Prior Deed References – OR 250, Page 922

23033-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
S89°23'26"E DIST: 383.47
PT: 2 N: -4.0788 E: 383.4483
S0°45'56"E DIST: 1561.00
PT: 3 N: -1564.9395 E: 404.3049
N89°23'26"W DIST: 383.47
PT: 4 N: -1560.8607 E: 20.8566
N0°45'56"W DIST: 1561.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 13.738 ACRES



REFERENCE SURVEY VOL. D

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IN THE TAX MAP OFFICE

"2023" Tract 1 (13.738A)