

**KOEHLER SURVEYING, INC.  
P.O. BOX 28  
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**LEGAL DESCRIPTION OF A 2.000 ACRE PARCEL  
FOR THREE B'S FARMS, LLC**

Being a parcel of land situated in part of the Southwest Quarter of Section 33, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southwest corner of said Section 33;

thence on an assumed bearing of N 89° 20' 00" E along the south line of said Section 33 and the centerline of County Highway 39 a distance of 1818.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 00° 40' 00" W on a line a distance of 220.00 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 89° 20' 00" E on a line a distance of 396.00 feet to a set iron rod;

thence S 00° 40' 00" E on a line a distance of 220.00 feet to a set MAG nail marking the south line of said Section 33 and the centerline of said County Highway 39, passing a set iron rod a distance of 200.00 feet;

thence S 89° 20' 00" W along the south line of said Section 33 and the centerline of said County Highway 39 a distance of 396.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.000 acres of land, more or less, of which 0.182 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 March, 2025.

Prior Deed References – OR 271, Page 2517

25018-S

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PT: 1 N: 0.0000 E: 0.0000  
N0°40'00"W DIST: 220.00  
PT: 2 N: 219.9851 E: -2.5598  
N89°20'00"E DIST: 396.00  
PT: 3 N: 224.5927 E: 393.4134  
S0°40'00"E DIST: 220.00  
PT: 4 N: 4.6076 E: 395.9732  
S89°20'00"W DIST: 396.00  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 2.000 ACRES



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