

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

**LEGAL DESCRIPTION OF A 0.979 ACRE PARCEL
FOR SCOTT WOODS**

Being a parcel of land situated in part of Lot #5 of Roger L. & Rose A. Woods Subdivision, Section 18, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the east quarter post of Section 18 and the centerline Township Highway 18;

thence on an assumed bearing of S 90° 00' 00" W along the centerline of said Township Highway 18 a distance of 1650.36 feet to a found iron rod marking a northeast corner of Lot #5 and the northwest corner of Lot #6 of Roger L. & Rose A. Woods Subdivision and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 01° 12' 51" W along an east line of said Lot #5 and the west line of said Lot #6 a distance of 577.71 feet to a found iron pipe marking a corner of Lot #5 and the southwest corner of said Lot #6 of said Roger L. & Rose A. Woods Subdivision;

thence N 76° 27' 51" W on a line a distance of 42.44 feet to a set iron rod;

thence N 05° 29' 49" W on a line a distance of 570.27 feet to a set iron rod marking the centerline of said Township Highway 18;

thence N 90° 00' 00" E along the centerline of said Township Highway 18 a distance of 108.13 feet to the **POINT OF BEGINNING**.

Containing in all 0.979 acres of land, more or less, of which 0.049 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 May 2024.

REFERENCE SURVEY VOL. C

PAGE 1909 IN THE TAX MAP OFFICE

"2024" Tract 1

Prior Deed References – DV 179, Page 1017; OR 266, Page 967; OR 266, Page 1700

24062-S Tract 1 Adjoiner only tract.



PT: 1 N: 0.0000 E: 0.0000
S1°12'51"W DIST: 577.71
PT: 2 N: -577.5803 E: -12.2415
N76°27'51"W DIST: 42.44
PT: 3 N: -567.6471 E: -53.5026
N5°29'49"W DIST: 570.27
PT: 4 N: 0.0004 E: -108.1303
N90°00'00"E DIST: 108.13
PT: 5 N: 0.0004 E: -0.0003

CLOSING BEARING/DISTANCE: S35°28'01"E DIST: 0.0005

MISCLOSURE: N: 0.0004 E: -0.0003

AREA: 0.979 ACRES

REFERENCE SURVEY VOL. C
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"2024" Tract 1



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**LEGAL DESCRIPTION OF A 0.067 ACRE PARCEL
FOR SCOTT WOODS**

Being a parcel of land situated in part of Lot #7 of Roger L. & Rose A. Woods Subdivision, Section 18, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the east quarter post of Section 18 and the centerline Township Highway 18;

thence on an assumed bearing of S 90° 00' 00" W along the centerline of said Township Highway 18 a distance of 992.07 feet to a found iron rod marking the northeast corner of Lot #7 and the northwest corner of Lot #8 of Roger L. & Rose A. Woods Subdivision;

thence S 01° 12' 51" W along the east line of said Lot #7 and the west line of said Lot #8 a distance of 491.49 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing S 01° 12' 51" W along the east line of said Lot #7 and west line of said Lot #8 of Roger L. & Rose A. Woods Subdivision a distance of 86.22 feet to a point marking a north line of Lot #5 of Roger L. & Rose A. Woods Subdivision, referenced by a set iron rod situated S 90° 00' 00" W a distance of 18.00 feet;

thence S 90° 00' 00" W along a north line of said Lot #5 a distance of 68.04 feet to a set iron rod, passing the aforementioned found iron rod a distance of 18.00 feet;

thence N 39° 01' 31" E on a line a distance of 110.96 feet to the **POINT OF BEGINNING**.

Containing in all 0.067 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.

C
REFERENCE SURVEY VOL. _____
PAGE 1909 IN THE TAX MAP OFFICE
"2024" Tract 2

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in May 2024.

Prior Deed References – OR 8, Page 230

24062-S Tract 2 Adjoiner only tract.



PT: 1 N: 0.0000 E: 0.0000
S1°12'51"W DIST: 86.22
PT: 2 N: -86.2006 E: -1.8270
S90°00'00"W DIST: 68.04
PT: 3 N: -86.2006 E: -69.8670
N39°01'31"E DIST: 110.96
PT: 4 N: 0.0007 E: 0.0005

CLOSING BEARING/DISTANCE: S34°51'05"W DIST: 0.0008

MISCLOSURE: N: 0.0007 E: 0.0005

AREA: 0.067 ACRES



REFERENCE SURVEY VOL. C
PAGE 1909 IN THE TAX MAP OFFICE

"2024" Tract 2