

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

**LEGAL DESCRIPTION OF A 7.234 ACRE PARCEL
FOR ERIC BILS**

Being a parcel of land situated in part of the Northwest Quarter of Section 33, T-1-S,
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the west quarter post of said Section 33 and the
centerline of County Highway 38;

thence on an assumed bearing of N 89° 41' 47" E along the centerline of said County
Highway 38 a distance of 1318.75 feet to a found railroad spike, referenced by a set iron
rod situated N 03° 20' 37" E a distance of 20.06 feet;

thence N 88° 54' 59" E along the centerline of said County Highway 38 a distance of
1.35 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned
by Happy Valley 1, LLC and being the **POINT OF BEGINNING** of the hereinafter
described parcel;

thence N 00° 30' 11" W along said Happy Valley 1, LLC parcel a distance of 508.00 feet
to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 88° 54' 59" E on a line a distance of 689.37 feet to a set MAG nail marking the
centerline of County Highway 37, passing a set iron rod a distance of 654.21 feet;

thence S 30° 21' 12" W along the centerline of said County Highway 37 a distance of
106.82 feet to a set MAG nail, referenced by a set iron rod situated N 11° 37' 25" E a
distance of 93.43 feet;

thence along the centerline of said County Highway 37 on a curve to the left a distance of
258.13 feet, having a chord of 250.97 feet and a chord bearing of S 06° 52' 38" W to a
set MAG nail, referenced by a set iron rod situated S 73° 24' 05" W a distance of 30.00
feet;

thence S 16° 35' 55" E along the centerline of said County Highway 37 a distance of
174.65 feet to a found monument box marking the intersection of the centerlines of said
County Highway 37 and said County Highway 38;

thence S 88° 54' 59" W along the centerline of said County Highway 38 a distance of 650.76 feet to the **POINT OF BEGINNING**.

Containing in all 7.234 acres of land, more or less, of which 0.654 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 November 2024.

Prior Deed References – DV 178, Page 680; DV 209, Page 612; OR 236, Page 1339; OR 240, Page 2518

24147-S



PT: 1 N: 0.0000 E: 0.0000
N0°30'11"W DIST: 508.00
PT: 2 N: 507.9804 E: -4.4602
N88°54'59"E DIST: 689.37
PT: 3 N: 521.0174 E: 684.7865
S30°21'12"W DIST: 106.82
PT: 4 N: 428.8397 E: 630.8071
DELTA = 46°57'07" R = 315.00 L = 258.13 CH = 250.97 CHD BG = S6°52'38"W
PT: 6 N: 179.6744 E: 600.7553
S16°35'55"E DIST: 174.65
PT: 7 N: 12.3022 E: 650.6467
S88°54'59"W DIST: 650.76
PT: 8 N: -0.0046 E: 0.0031

CLOSING BEARING/DISTANCE: N33°26'45"W DIST: 0.0056

MISCLOSURE: N: -0.0046 E: 0.0031

AREA: 7.234 ACRE



REFERENCE SURVEY VOL. C

PAGE 1926 IN THE TAX MAP OFFICE

KOEHLER SURVEYING, INC.
P.O. BOX 28
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LEGAL DESCRIPTION OF A 0.122 ACRE INGRESS/EGRESS EASEMENT

Being a parcel of land situated in part of the Northwest Quarter of Section 33, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the centerline of County Highway 37, and situated S 30° 21' 12" W a distance of 106.82 feet of a set MAG nail marking the northeast corner of a 7.234 acre parcel as shown on a survey plat recorded in Survey Volume _____, Page _____ of the Wyandot County Tax Map records and being the **POINT OF BEGINNING** of the following hereinafter described parcel;

thence on an assumed bearing of N 80° 29' 13" W on a line a distance of 106.00 feet to a point;

thence N 36° 34' 43" W on a line a distance of 88.00 feet to the north line of said 7.234 acre parcel;

thence N 88° 54' 59" E along the north line of said 7.234 acre parcel a distance of 36.85 feet to a point;

thence S 36° 34' 43" E on a line a distance of 54.51 feet to a point;

thence S 80° 29' 13" E on a line a distance of 105.33 feet to a point marking the centerline of said County Highway 37;

thence S 30° 21' 12" W along the centerline of said County Highway 37 a distance of 32.10 feet to the **POINT OF BEGINNING**.

Containing in all 0.122 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 November 2024.

REFERENCE SURVEY VOL. C
PAGE 1926 IN THE TAX MAP OFFICE

easement

Prior Deed References – DV 178, Page 680; DV 209, Page 612; OR 236, Page 1339; OR 240, page 2518.

24147-S Easement

