

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

**LEGAL DESCRIPTION OF A 3.536 ACRE PARCEL
FOR DEREK BOOK**

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

Commencing at a found iron rod marking the north quarter post of said Section 33; thence on an assumed bearing of S 00° 23' 20" E along the north-south half section line of said Section 33 (as occupied) a distance of 1033.70 feet to a set MAG nail marking the intersection of the north-south half section line with the centerline of County Highway 37 and marking a corner of a parcel of land now or formerly owned by B. Frobose, Etux. and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing S 00° 23' 20" E along said north-south half section line of said Section 33 and along said B. Frobose, Etux. parcel a distance of 273.24 feet to a set iron rod marking a corner of said B. Frobose, Etux. parcel, passing a set iron rod a distance of 58.69 feet;

thence N 89° 09' 03" E along said B. Frobose, Etux. parcel a distance of 220.00 feet to a set iron rod;

thence S 00° 23' 20" E on a line a distance of 240.00 feet to a set iron rod;

thence S 80° 44' 33" W on a line a distance of 584.81 feet to a set MAG nail marking the centerline of said County Highway 37, passing a set iron rod a distance of 545.87 feet;

thence N 30° 21' 12" E along the centerline of said County Highway 37 a distance of 700.00 feet to the **POINT OF BEGINNING**.

Containing in all 3.536 acres of land, more or less, of which 0.456 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.

REFERENCE SURVEY VOL. C
PAGE 1921 IN THE TAX MAP OFFICE

2024

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 December 2024.

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

24054-S



PT: 1 N: 0.0000 E: 0.0000
S0°23'20"E DIST: 273.24
PT: 2 N: -273.2337 E: 1.8546
N89°09'03"E DIST: 220.00
PT: 3 N: -269.9733 E: 221.8304
S0°23'20"E DIST: 240.00
PT: 4 N: -509.9677 E: 223.4594
S80°44'33"W DIST: 584.81
PT: 5 N: -604.0471 E: -353.7337
N30°21'12"E DIST: 700.00
PT: 6 N: 0.0007 E: -0.0019

CLOSING BEARING/DISTANCE: S68°54'54"E DIST: 0.0020

MISCLOSURE: N: 0.0007 E: -0.0019

AREA: 3.536 ACRES



REFERENCE SURVEY VOL
PAGE 1921 IN THE TAX MAP OFFICE

C

2024