

Situated in the State of Ohio, County of Wyandot, Township of Tymochtee, being part of the West Half and East Half of the Southeast quarter of Section 23, Township 1 South, Range 14 East, and being more particularly described as follows:

Commencing at a found Nail at the South 1/8 Post of the Southeast 1/4 of said Section 23 and on centerline of Township Highway 30, the place of beginning;

thence on an assumed bearing of South 88 degrees 48 minutes 02 seconds West along the centerline of Township Highway 30 and the south line of said Section 23 for a distance of 98.13 feet to a found nail;

thence North 0 degrees 11 minutes 46 seconds West on a line for a distance of 331.57 feet (passing through a found personalized 5/8 inch iron rod Koehler cap at 20.00 feet) to a found 5/8 inch iron rod;

thence North 88 degrees 48 minutes 02 seconds East on a line for a distance of 263.04 feet (passing through a found 5/8 inch iron rod at 97.75 feet) to a set personalized 5/8 inch iron rod cap # 7453;

thence South 0 degrees 14 minutes 49 seconds East on a line for a distance of 332.67 feet (passing through a set personalized 5/8 inch iron rod cap # 7453 at 312.67 feet) to a set nail, on centerline of Township Highway 30 and on the south line of said Section 23;

thence South 89 degrees 11 minutes 05 seconds West along the centerline of Township Highway 30 and the south line of said Section 23 for a distance of 165.19 feet to the place of beginning and containing 2.0051 acres more or less (having 0.1814 Acres in the right-of-way) but subject to all legal highways and easements of record, as surveyed by Michael C. Estep, Registered Surveyor number 7453 in July 2025.

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2025

'Combo'



TOTAL 2.0051 Ac. .PLT

1. S. 88d 48m 02s W. 98.13'

2. N. 0d 11m 46s W. 331.57'

3. N. 88d 48m 02s E. 263.04'

4. S. 0d 14m 49s E. 332.67'

5. S. 89d 11m 05s W. 165.19'

Closure 0.0028' 2.0051 Acres



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