

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

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**LEGAL DESCRIPTION OF A 2.081 ACRE PARCEL  
FOR MIKE WOLFE**

Being a parcel of land situated in part of the Southwest Quarter of Section 4, 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 4;

thence on an assumed bearing of N 89° 58' 40" E along the south line of said Section 4  
and the centerline of Township Highway 14 a distance of 294.35 feet to a set MAG nail  
marking the centerline of State Highway 67, referenced by a set iron rod situated N 26°  
57' 41" W a distance of 33.65 feet;

thence N 36° 05' 57" E along the centerline of State Highway 67 a distance of 544.10  
feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter  
described parcel, referenced by a set iron rod situated N 02° 25' 22" W a distance of  
48.17 feet;

thence N 02° 25' 22" W on a line a distance of 436.23 feet to a set iron rod, passing said  
set iron rod a distance of 48.17 feet;

thence N 36° 05' 57" E on a line a distance of 141.76 feet to a set iron rod;

thence S 62° 48' 07" E on a line a distance of 275.00 feet to a set MAG nail marking the  
centerline of said State Highway 67, passing a set iron rod for reference a distance of  
244.63 feet;

thence S 36° 05' 57" W along the centerline of said State Highway 67 a distance of  
525.60 feet to the **POINT OF BEGINNING**.

Containing in all 2.081 acres of land, more or less, of which 0.347 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.

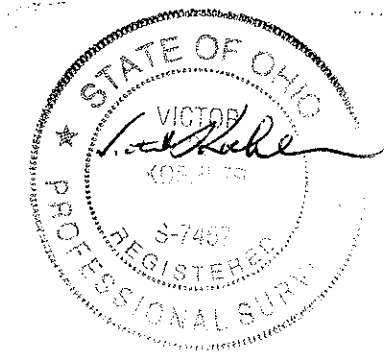
Bearings are assumed and are for angular measurement only.

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 January 2016.

Prior Deed References – OR 242, Page 701

16189-S



PT: 1 N: 0.0000 E: 0.0000  
N2°25'22"W DIST: 436.23  
PT: 2 N: 435.8401 E: -18.4407  
N36°05'57"E DIST: 141.76  
PT: 3 N: 550.3819 E: 65.0821  
S62°48'07"E DIST: 275.00  
PT: 4 N: 424.6883 E: 309.6759  
S36°05'57"W DIST: 525.60  
PT: 5 N: 0.0043 E: 0.0005

CLOSING BEARING/DISTANCE: S6°09'59"W DIST: 0.0043

MISCLOSURE: N: 0.0043 E: 0.0005

AREA: 2.081 ACRES

