

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.293 ACRE PARCEL
FOR JEFF VAN BEVEREN**

Being a parcel of land situated in part of the Southeast Quarter of Section 33, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 33;

thence on an assumed bearing of N 00° 00' 11" W along the centerline of State Route 231 a distance of 1925.10 feet to a found railroad spike marking the northeast corner of a parcel of land now or formerly owned by J. Van Beveren and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron pipe situated S 89° 59' 31" W a distance of 30.00 feet;

thence S 89° 59' 31" W along the north line of said J. Van Beveren parcel a distance of 255.00 feet to a found iron pipe marking the northwest corner of said J. Van Beveren parcel, passing the aforementioned found iron pipe a distance of 30.00 feet;

thence N 00° 00' 11" W on a line a distance of 50.00 feet to a set iron rod;

thence N 89° 59' 31" E on a line a distance of 255.00 feet to a set MAG nail marking the centerline of said State Highway 231, passing a set iron rod a distance of 225.00 feet;

thence S 00° 00' 11" E along the centerline of said State Highway 231 a distance of 50.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.293 acres of land, more or less, of which 0.034 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 June 2019.

REFERENCE SURVEY VOL B
PAGE 215 IN THE TAX MAP OFFICE
"2019"

Prior Deed References – DV 166, Page 566

19111-S

Adjoiner only tract



PT: 1 N: 0.00000 E: 0.00000
S89°59'31"W DIST: 255.00
PT: 2 N: -0.03585 E: -255.00000
N0°00'11"W DIST: 50.00
PT: 3 N: 49.96415 E: -255.00266
N89°59'31"E DIST: 255.00
PT: 4 N: 50.00000 E: -0.00267
S0°00'11"E DIST: 50.00
PT: 5 N: 0.00000 E: 0.00000
N11°32'01"E DIST: 0.00

CLOSING BEARING/DISTANCE: S00°00'00"W DIST: 0.0000

MISCLUSION: N: 0.0000 E: 0.0000

AREA: 0.293 ACRES



REFERENCE SURVEY VOL. B
PAGE 215 IN THE TAX MAP OFFICE
"2019"