

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

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**LEGAL DESCRIPTION OF A 1.986 ACRE PARCEL  
FOR JEFF JOHNSON**

Being a parcel of land situated in part of the Southeast Quarter of Section 10, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the east quarter post of said Section 10 and the intersection of the centerlines of Township Highway 15 and Township Highway 10;

thence on an assumed bearing of S 89° 27' 25" W along the east-west half section line of said Section 10 and the centerline of said Township Highway 15 a distance of 1569.56 feet to point and being the **POINT OF BEGINNING** of the hereinafter described parcel, also being the northwest corner of a parcel of land now or formerly owned by Cardington Mortgage Services LLC., referenced by a set iron rod situated S 00° 08' 49" E a distance of 15.00 feet;

thence S 00° 08' 49" E along the west line of said Cardington Mortgage Services LLC. parcel a distance of 406.10 feet to a found iron pipe marking the southwest corner of said Cardington Mortgage Services LLC. parcel and the north line of a parcel of land now or formerly owned by J. Swerline, Etal. LE., passing the aforementioned set iron rod a distance of 15.00 feet;

thence S 89° 27' 25" W along said J. Swerline, Etal. LE. parcel a distance of 213.08 feet to a set iron rod;

thence N 00° 08' 49" W on a line a distance of 406.10 feet to a set MAG nail marking the east-west half section line of said Section 10 and the centerline of said Township Highway 15, passing a set iron rod a distance of 391.10 feet;

thence N 89° 27' 25" E along the east-west half section line of said Section 10 and the centerline of said Township Highway 15 a distance of 213.08 feet to the **POINT OF BEGINNING**.

Containing in all 1.986 acres of land, more or less, of which 0.073 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 April 2020.

Prior Deed References – DV 168, Page 331

20031-S      Tract 2



PT: 1 N: 0.0000 E: 0.0000  
S0°08'49"E DIST: 406.10  
PT: 2 N: -406.0987 E: 1.0415  
S89°27'25"W DIST: 213.08  
PT: 3 N: -408.1182 E: -212.0289  
N0°08'49"W DIST: 406.10  
PT: 4 N: -2.0196 E: -213.0704  
N89°27'25"E DIST: 213.08  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 1.986 ACRES



REFERENCE SURVEY VOL B  
PAGE 227 IN THE TAX MAP OFFICE  
"2020"

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**LEGAL DESCRIPTION OF A 2.014 ACRE PARCEL  
FOR JEFF JOHNSON**

Being a parcel of land situated in part of the Southeast Quarter of Section 10, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the east quarter post of said Section 10 and the intersection of the centerlines of Township Highway 15 and Township Highway 10;

thence on an assumed bearing of S 89° 27' 25" W along the east-west half section line of said Section 10 and the centerline of said Township Highway 15 a distance of 1782.64 feet to set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 00° 08' 49" E a distance of 15.00 feet;

thence S 00° 08' 49" E on a line a distance of 406.10 feet to a set iron rod marking the north line of a parcel of land now or formerly owned by J. Swerline, Etal., LE., passing the aforementioned set iron rod a distance of 15.00 feet;

thence S 89° 27' 25" W along said J. Swerline, Etal., LE. parcel a distance of 216.08 feet to a found iron pipe marking the southeast corner of a parcel of land now or formerly owned by C. Holman;

thence N 00° 08' 08" W along the east line of said C. Holman parcel a distance of 406.10 feet to a found railroad spike marking the east-west half section line of said Section 10 and the centerline of said Township Highway 15 and the northeast corner of said C. Holman parcel, referenced by a found iron pipe situated S 00° 31' 56" E a distance of 19.93 feet;

thence N 89° 27' 25" E along the east-west half section line of said Section 10 and the centerline of said Township Highway 15 a distance of 216.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.014 acres of land, more or less, of which 0.074 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 April 2020.

Prior Deed References ~ DV 168, Page 331

20031-S      Tract 1



PT: 1 N: 0.0000 E: 0.0000  
50°08'49"E DIST: 406.10  
PT: 2 N: -406.0987 E: 1.0415  
589°27'25"W DIST: 216.08  
PT: 3 N: -408.1467 E: -215.0288  
50°08'08"W DIST: 406.10  
PT: 4 N: -2.0478 E: -215.9896  
589°27'25"E DIST: 216.00  
PT: 5 N: -0.0006 E: 0.0007

CLOSING BEARING/DISTANCE: N52°21'59"W DIST: 0.0009

MISCLOSURE: N: -0.0006 E: 0.0007

AREA: 2.014 ACRES



REFERENCE SURVEY VOL. B  
PAGE 227 IN THE TAX MAP OFFICE  
"2020"