

KOEHLER SURVEYING
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LEGAL DESCRIPTION OF A 0.237 ACRE PARCEL
FOR PAM SMITH

Being a parcel of land situated in part of Lots #23 and #24 of Pennington's Addition in the Village of Sycamore, Wyandot County, Ohio, and further described as follows:

Commencing at a point on the north right-of-way line of Saffell Avenue marking the southeast corner of said Lot #24 (southwest corner Lot #23) and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 87° 57' 43" E a distance of 42.21 feet;

thence on an assumed bearing of S 87° 57' 43" W along the north right-of-way line of Saffell Avenue (south line of Lot #24) a distance of 15.07 feet to a set MAG nail marking the southeast corner of a parcel of land currently owned by Donald E. Riedel, referenced by a set iron rod situated N 87° 57' 43" E a distance of 57.28 feet;

thence N 02° 16' 34" W along the east line of said Riedel parcel a distance of 180.00 feet to a point on the south right-of-way line of a 16 foot alley marking the northeast corner of said Riedel parcel, referenced by a set iron rod situated N 87° 57' 43" E along the south right-of-way line of said alley a distance of 57.35;

thence N 87° 57' 43" E along the south right-of-way line of said alley a distance of 57.35 feet to a set iron rod marking the northwest corner of a parcel of land currently owned by Steve L. Walton, et ux;

thence S 02° 15' 16" E along the west line of said Walton parcel a distance of 180.00 feet to a set iron rod on the north right-of-way line of Saffell Avenue (south line of Lot #23) marking the southwest corner of said Walton parcel;

thence S 87° 57' 43" W along the north right-of-way line of Saffell Avenue (south line of Lot #23) a distance of 42.21 feet to the **POINT OF BEGINNING**.

Containing in all 0.237 acre of land, more or less, 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 November, 2001.

Prior Deed Reference – Volume 198, Page 796.
01201-S (248)

