

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 1.546 ACRE PARCEL  
FOR THE NICKLESS FAMILY TRUST**

Being a parcel of land situated in part of the Northeast Quarter of Section 29, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the East Quarter Post of said Section 29;

thence on an assumed bearing of N 00° 23' 53" E along the centerline of County Highway 136 a distance of 779.00 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence N 89° 33' 21" W a distance of 387.00 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 01° 38' 53" E a distance of 201.48 feet to a set iron rod;

thence S 89° 33' 21" E a distance of 224.65 feet to a point on or near the centerline of an open ditch, passing a set iron rod a distance of 215.39 feet;

thence S 43° 44' 07" E on or near the centerline of said open ditch a distance of 106.35 feet to a point referenced by a set iron rod situated S 19° 22' 58" W a distance of 6.80 feet;

thence S 74° 41' 10" E on or near the centerline of said open ditch a distance of 86.83 feet to a set MAG nail on the centerline of County Highway 136 referenced by a set iron rod situated S 45° 00' 00" W a distance of 28.48 feet;

thence S 00° 23' 53" W along said centerline a distance of 102.88 feet to the **POINT OF BEGINNING**.

Containing in all 1.546 acres of land, more or less, of which 0.049 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 November, 2003.

Prior Deed Reference – Volume 213, Page 645.

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