

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
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**LEGAL DESCRIPTION OF A 5.000 ACRE PARCEL  
FOR DUANE WAGNER**

Being a parcel of land situated in part of the Northwest Quarter of Section 5, T-1-S,  
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the intersection of the centerlines of State Route 231 and  
County Highway 9, referenced by a found iron rod situated S 56° 31' 19" E a distance of  
36.09 feet;

thence on an assumed bearing of N 66° 52' 11" E along the centerline of County  
Highway 9 a distance of 725.23 feet to a set MAG nail referenced by a set iron rod  
situated S 23° 39' 31" E a distance of 30.00 feet;

thence N 65° 48' 46" E along said centerline a distance of 108.73 feet to a set MAG nail  
and being the **POINT OF BEGINNING** referenced by a set iron rod situated S 24° 11'  
14" E a distance of 30.00 feet;

thence continuing N 65° 48' 46" E along said centerline a distance of 614.51 feet to a  
found MAG nail referenced by a set iron rod situated S 06° 29' 41" E a distance of 31.49  
feet;

thence N 65° 17' 14" E along said centerline a distance of 4.04 feet to a set MAG nail on  
the east line of the west half of the northwest quarter;

thence S 00° 10' 54" W along said line a distance of 548.87 feet to a set iron rod, passing  
a set iron rod a distance of 32.97 feet;

thence N 89° 49' 06" W a distance of 430.42 feet to a set iron rod;

thence N 24° 11' 14" W a distance of 322.33 feet to the **POINT OF BEGINNING**,  
passing a set iron rod a distance of 292.33 feet.

Containing in all 5.000 acres of land, more or less, of which 0.421 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, 2004.

Prior Deed Reference – Volume 164, Page 625.

06100-S

REFERENCE SURVEY VOL. C  
PAGE 1012 IN THE TAX MAP OFFICE

