

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

**LEGAL DESCRIPTION OF A 2.694 ACRE PARCEL
FOR DWIGHT GRUNTISCH**

Being a parcel of land situated in part of the Northwest Quarter of Section 3, T-1-S,
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found nail over a stone marking the northwest corner of said Section;

thence on an assumed bearing of N 90° 00' 00" E along the north line of said Section a
distance of 451.00 feet to a set MAG nail, referenced by a set iron rod situated S 00° 00'
00" W a distance of 30.00 feet, said nail being the **POINT OF BEGINNING** of the
herein described parcel;

thence N 90° 00' 00" E along the north line of said Section a distance of 326.00 feet to a
set MAG nail;

thence S 00° 00' 00" W a distance of 360.00 feet to a set iron rod, passing a set iron rod a
distance of 30.00 feet;

thence S 90° 00' 00" W a distance of 326.00 feet to a set iron rod;

thence N 00° 00' 00" E a distance of 360.00 feet to the **POINT OF BEGINNING**,
passing a set iron rod a distance of 330.00 feet.

Containing in all 2.694 acres of land, more or less, of which 0.225 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 July, 2015.

Prior Deed Reference – O.R. 139, Page 119.

15096-S

REFERENCE SURVEY VOL. C
PAGE 1580 IN THE TAX MAP OFFICE

