

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

**LEGAL DESCRIPTION OF A 0.347 ACRE PARCEL
FOR JOHN GAGNON**

Being a parcel of land situated in part of the Southeast Quarter of Section 18, T-1-S, R-15-E, in the Village of Sycamore, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the intersection of the east line of the west half of the southeast quarter of said Section 18 and the centerline of Saffell Street;

thence on an assumed bearing of N 02° 24' 21" W along the east line of the west half of the southeast quarter of said Section 18 a distance of 229.01 feet to a point on the north line of a 16 foot wide alley in Pennington's Addition to the Village of Sycamore and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 02° 24' 21" W a distance of 1.00 foot;

thence N 02° 24' 21" W along the east line of the west half of the southeast quarter of said Section 18 a distance of 70.00 feet to a set iron rod, passing the aforementioned found iron rod a distance of 1.00 foot;

thence N 87° 59' 41" E on a line a distance of 216.24 feet to a set iron rod;

thence S 02° 19' 58" E on a line a distance of 70.00 feet to a set iron rod marking the north line of said 16 foot wide alley in Pennington's Addition to the Village of Sycamore;

thence S 87° 59' 41" W along the north line of said 16 foot wide alley in Pennington's Addition to the Village of Sycamore a distance of 216.15 feet to the **POINT OF BEGINNING**.

Containing in all 0.347 acre of land, more or less. 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.

TRACT "A"
(0.347A)

"2018"

REFERENCE SURVEY VOL. C
PAGE 1696 IN THE TAX MAP OFFICE

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in July 2018.

Prior Deed References – OR 231, Page 275

17138-S

Tract A



PT: 1 N: 0.0000 E: 0.0000
N2°24'21"W DIST: 70.00
PT: 2 N: 69.9383 E: -2.9384
N87°59'41"E DIST: 216.24
PT: 3 N: 77.5049 E: 213.1692
S2°19'58"E DIST: 70.00
PT: 4 N: 7.5629 E: 216.0184
S87°59'41"W DIST: 216.15
PT: 5 N: -0.0005 E: 0.0008

CLOSING BEARING/DISTANCE: N54°49'28"W DIST: 0.0009

MISCLOSURE: N: -0.0005 E: 0.0008

AREA: 0.347 ACRES



REFERENCE SURVEY VOL. C

PAGE 1696 IN THE TAX MAP OFFICE

" 2018 "

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**LEGAL DESCRIPTION OF A 0.326 ACRE PARCEL
FOR JOHN GAGNON**

Being a parcel of land situated in part of the Southeast Quarter of Section 18, T-1-S, R-15-E, in the Village of Sycamore, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the intersection of the east line of the west half of the southeast quarter of said Section 18 and the centerline Saffell Street;

thence on an assumed bearing of N 02° 24' 21" W along the east line of the west half of the southeast quarter of said Section 18 a distance of 229.01 feet to a point on the north line of a 16 foot wide alley in Pennington's Addition to the Village of Sycamore, referenced by a found iron rod situated N 02° 24' 21" W a distance of 1.00 foot;

thence N 87° 59' 41" E along the north line of said 16 foot wide alley in Pennington's Addition to the Village of Sycamore a distance of 232.15 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a set iron rod a distance of 216.15 feet;

thence N 02° 19' 58" W on a line a distance of 70.00 feet to a set iron rod;

thence N 87° 59' 41" E on a line a distance of 202.92 feet to a set iron rod marking the west line of a parcel of land now or formerly owned by R. Verhoff, Etux.;

thence S 02° 06' 46" E along said Verhoff parcel a distance of 70.00 feet to a found iron rod marking the north line of said 16 foot wide alley in Pennington's Addition to the Village of Sycamore;

thence S 87° 59' 41" W along the north line of said 16 foot alley in Pennington's Addition to the Village of Sycamore a distance of 202.65 feet to the **POINT OF BEGINNING**.

Containing in all 0.326 acre of land, more or less. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

TRACT "B"
(0.326 A)

" 2018 "

REFERENCE SURVEY VOL. c
PAGE 1696 IN THE TAX MAP OFFICE

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 2018.

Prior Deed References – OR 231, Page 275

17138-S

Tract B



PT: 1 N: 0.0000 E: 0.0000
N2°19'58"W DIST: 70.00
PT: 2 N: 69.9420 E: -2.8492
N87°59'41"E DIST: 202.92
PT: 3 N: 77.0425 E: 199.9465
S2°06'46"E DIST: 70.00
PT: 4 N: 7.0901 E: 202.5272
S87°59'41"W DIST: 202.65
PT: 5 N: -0.0010 E: 0.0013

CLOSING BEARING/DISTANCE: N52°07'52"W DIST: 0.0016

MISCLOSURE: N: -0.0010 E: 0.0013

AREA: 0.326 ACRES



REFERENCE SURVEY VOL. C

PAGE 1696 IN THE TAX MAP OFFICE

" 2018 "