

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

**LEGAL DESCRIPTION OF A 0.833 ACRE PARCEL
FOR DEB LEE**

Being a parcel of land situated in part of the Northeast Quarter of Section 17, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the northeast corner of said Section 17 and the intersection of the centerlines of County Highway 16 and Township Highway 136;

thence on an assumed bearing of S 89° 57' 45" W along the north line of said Section 17 and the centerline of said County Highway 16 a distance of 1191.40 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 00° 22' 10" E a distance of 16.50 feet;

thence S 00° 22' 10" E on a line a distance of 272.00 feet to a set iron rod, passing the aforementioned iron rod a distance of 16.50 feet;

thence S 89° 57' 45" W on a line a distance of 132.60 feet to a set iron rod marking the east line of a parcel of land now or formerly owned by D. Wagner, ETAL., Trustees;

thence N 00° 42' 05" W along said D. Wagner, ETAL., Trustees parcel a distance of 272.01 feet to a set MAG nail marking the north line of said Section 17 and the centerline of County Highway 16, passing a set iron rod a distance of 255.51 feet;

thence N 89° 57' 45" E along the north line of said Section 17 and the centerline of County Highway 16 a distance of 134.18 feet to the **POINT OF BEGINNING**.

Containing in all 0.833 acres of land, more or less, of which 0.051 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 2018.

REFERENCE SURVEY VOL. C
PAGE 1708 IN THE TAX MAP OFFICE
Tract 2 (0.833) 2018

Prior Deed References – OR 137, Page 13

18136-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
S0°22'10"E DIST: 272.00
PT: 2 N: -271.9943 E: 1.7538
S89°57'45"W DIST: 132.60
PT: 3 N: -272.0811 E: -130.8461
N0°42'05"W DIST: 272.01
PT: 4 N: -0.0915 E: -134.1759
N89°57'45"E DIST: 134.18
PT: 5 N: -0.0037 E: 0.0041

CLOSING BEARING/DISTANCE: N48°03'49"W DIST: 0.0055

MISCLOSURE: N: -0.0037 E: 0.0041

AREA: 0.833 ACRES



REFERENCE SURVEY VOL. 8
PAGE 1708 IN THE TAX MAP OFFICE
"2018"

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FOR DEB LEE**

Being a parcel of land situated in part of the Northeast Quarter of Section 17, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the northeast corner of said Section 17 and the intersection of the centerlines of County Highway 16 and Township Highway 136;

thence on an assumed bearing of S 89° 57' 45" W along the north line of said Section 17 and the centerline of said County Highway 16 a distance of 1057.22 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by Deb Lee and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 00° 02' 15" E a distance of 16.50 feet;

thence S 00° 02' 15" E along said Deb Lee parcel a distance of 272.00 feet to a found iron rod marking a corner of said Deb Lee parcel, passing the aforementioned iron rod a distance of 16.50 feet;

thence S 89° 57' 45" W on a line a distance of 132.60 feet to a set iron rod;

thence N 00° 22' 10" W on a line a distance of 272.00 feet to a set MAG nail marking the north line of said Section 17 and the centerline of County Highway 16, passing a set iron rod a distance of 255.50 feet;

thence N 89° 57' 45" E along the north line of said Section 17 and the centerline of County Highway 16 a distance of 134.18 feet to the **POINT OF BEGINNING**.

Containing in all 0.833 acres of land, more or less, of which 0.051 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.

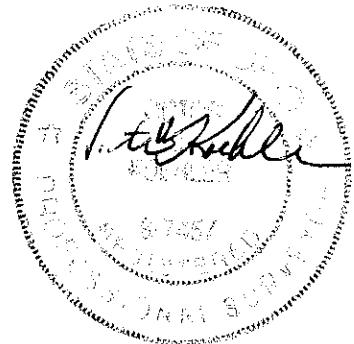
All set iron rods are 5/8" diameter with personalized plastic caps.

REFERENCE SURVEY VOL. C
PAGE 1708 IN THE TAX MAP OFFICE
Tract 1 (a. 833) "2018"

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

Prior Deed References – OR 137, Page 13

18136-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
S0°02'15"E DIST: 272.00
PT: 2 N: -271.9999 E: 0.1780
S89°57'45"W DIST: 132.60
PT: 3 N: -272.0867 E: -132.4219
N0°22'10"W DIST: 272.00
PT: 4 N: -0.0924 E: -134.1758
N89°57'45"E DIST: 134.18
PT: 5 N: -0.0046 E: 0.0042

CLOSING BEARING/DISTANCE: N42°27'09"W DIST: 0.0062

MISCLOSURE: N: -0.0046 E: 0.0042

AREA: 0.833 ACRES



REFERENCE SURVEY VOL. C
PAGE 1708 OF THE TAX MAP OFFICE
"2018"