

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

**LEGAL DESCRIPTION OF A 1.355 ACRE PARCEL
FOR JOYCE WEAVER**

Being a parcel of land situated in part of the Northwest Quarter of Section 9, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 9 and the centerline of Township Highway 14 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 89° 58' 40" E along the north line of said Section 9 and the centerline of said Township Highway 14 a distance of 294.35 feet to a found nail marking the centerline of State Highway 67, referenced by a found iron rod situated N 26° 57' 41" W a distance of 33.65 feet;

thence S 36° 12' 33" W along the centerline of said State Highway 67 a distance of 497.08 feet to a found nail marking the west line of said Section 9, referenced by a found iron rod situated N 00° 06' 05" W a distance of 50.66 feet;

thence N 00° 06' 05" W along the west line of said Section 9 a distance of 400.96 feet to the **POINT OF BEGINNING**, passing two found iron rods at distances of 50.66 feet and 370.96 feet respectively;

Containing in all 1.355 acres of land, more or less, of which 0.416 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 June 2019.

Prior Deed References – OR 28, Page 792, OR 229, Page 120

19053-S Tract 1

REFERENCE SURVEY VOL. C
PAGE 1731 IN THE TAX MAP OFFICE
(Tract 1, 1.355A) "2019"



PT: 1 N: 0.0000 E: 0.0000
N89°58'40"E DIST: 294.35
PT: 2 N: 0.1142 E: 294.3500
S36°12'33"W DIST: 497.08
PT: 3 N: -400.9627 E: 0.7075
N0°06'05"W DIST: 400.96
PT: 4 N: -0.0033 E: -0.0020

CLOSING BEARING/DISTANCE: N30°51'59"E DIST: 0.0039

MISCLOSURE: N: -0.0033 E: -0.0020

AREA: 1.355 ACRES



REFERENCE SURVEY VOL. C

PAGE 1731 IN THE TAX MAP OFFICE

"2019"

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

**LEGAL DESCRIPTION OF A 1.087 ACRE PARCEL
FOR JOYCE WEAVER**

Being a parcel of land situated in part of the Northwest Quarter of Section 9, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 9 and the centerline of Township Highway 14;

thence on an assumed bearing of N 89° 58' 40" E along the north line of said Section 9 and the centerline of said Township Highway 14 a distance of 294.35 feet to a found nail marking the centerline of State Highway 67 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 26° 57' 41" W a distance of 33.65 feet;

thence continuing N 89° 58' 40" E along the north line of said Section 9 and the centerline of said Township Highway 14 a distance of 147.00 feet to a set nail, referenced by a set iron rod situated S 00° 01' 20" E a distance of 16.50 feet;

thence S 00° 01' 20" E on a line a distance of 211.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 16.50 feet;

thence S 89° 58' 40" W on a line a distance of 301.61 feet to a set nail marking the centerline of said State Highway 67, passing a set iron rod a distance of 264.42 feet;

thence N 36° 12' 33" E along the centerline of said State Highway 67 a distance of 261.58 feet to the **POINT OF BEGINNING**.

Containing in all 1.087 acres of land, more or less, of which 0.224 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 1731 IN THE TAX MAP OFFICE
(Tract 2, 1.087A) "2019"

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in June 2019.

Prior Deed References – OR 28, Page 792, OR 229, Page 120.

19053-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N89°58'40"E DIST: 147.00
PT: 2 N: 0.0570 E: 147.0000
S0°01'20"E DIST: 211.00
PT: 3 N: -210.9430 E: 147.0818
S89°58'40"W DIST: 301.61
PT: 4 N: -211.0599 E: -154.5282
N36°12'33"E DIST: 261.58
PT: 5 N: 0.0000 E: -0.0038

CLOSING BEARING/DISTANCE: S89°51'31"E DIST: 0.0038

MISCLOSURE: N: 0.0000 E: -0.0038

AREA: 1.087 ACRES



REFERENCE SURVEY VOL. C

PAGE 1731 IN THE TAX MAP OFFICE

“2019”