

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

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**LEGAL DESCRIPTION OF A 0.034 ACRE UTILITY EASEMENT**

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

Commencing at a found iron rod marking the northeast intersection of the right-of-ways of Saffel Avenue and Griffith Street;

thence on an assumed bearing of N 02° 09' 00" W along the east right-of way line of said Griffith Street a distance of 490.00 feet to a point marking a corner of a parcel of land now or formerly owned by L. Gurney, Etux. and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 02° 09' 00" W along the east right-of-way line of said Griffith Street a distance of 10.00 feet to a point;

thence N 87° 37' 45" E on a line a distance of 148.54 feet to a point marking the east line of said L. Gurney, Etux. parcel;

thence S 02° 43' 31" E along said L. Gurney, Etux. parcel a distance of 10.00 feet to a found iron rod marking a corner of said L. Gurney, Etux. parcel;

thence S 87° 37' 45" W along said L. Gurney, Etux. parcel a distance of 148.64 feet to the **POINT OF BEGINNING**.

Containing in all 0.034 acres 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.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in July 2020.

20110-S      Utility Easement

REFERENCE SURVEY VOL. C

PAGE 1773 IN THE TAX MAP OFFICE

(0.034A Utility Easement) "2020"



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**LEGAL DESCRIPTION OF A 0.139 ACRE PARCEL  
FOR ESTHER FRY**

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

Commencing at a found iron rod marking the northeast intersection of the right-of-ways of Saffel Avenue and Griffith Street;

thence on an assumed bearing of N 02° 09' 00" W along the east right-of way line of said Griffith Street a distance of 700.85 feet to a point marking a corner of a parcel of land now or formerly owned by L. Gurney, Etux., referenced by a found iron pipe situated S 87° 30' 14" W a distance of 3.25 feet;

thence N 87° 30' 14" E along said L. Gurney, Etux. parcel a distance of 146.75 feet to a found iron pipe marking a corner of said L. Gurney, Etux. parcel;

thence S 02° 34' 49" E along said L. Gurney, Etux. parcel a distance of 7.83 feet to a found iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 87° 39' 20" E along the north line of a parcel of land now or formerly owned by E. Frey (DV 149, Page 148, OR 180, Page 421) parcel a distance of 275.59 to a found iron rod marking a corner of a parcel of land now or formerly owned by K. Pelter, Etux.;

thence S 02° 47' 02" E along said K. Pelter, Etux. parcel a distance of 22.00 feet to a set iron rod;

thence S 87° 39' 20" W on a line a distance of 275.67 feet to a set iron rod marking the east line of said L. Gurney, Etux. parcel;

thence N 02° 34' 49" W along said L. Gurney, Etux parcel a distance of 22.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.139 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

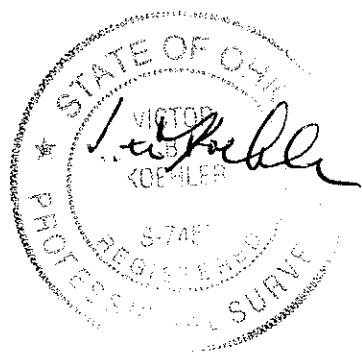
Bearings are assumed and are for angular measurement only.

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

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in July 2020.

Prior Deed References – DV 149, Page 148, DV 180, Page 421

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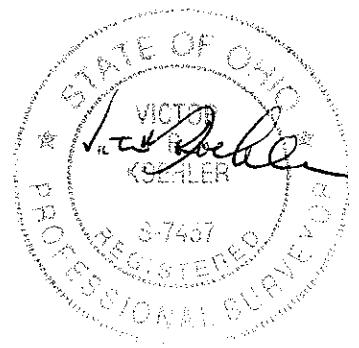


PT: 1 N: 0.0000 E: 0.0000  
N2°34'49"W DIST: 22.00  
PT: 2 N: 21.9777 E: -0.9904  
N87°39'20"E DIST: 275.59  
PT: 3 N: 33.2512 E: 274.3689  
S2°47'02"E DIST: 22.00  
PT: 4 N: 11.2772 E: 275.4374  
S87°39'20"W DIST: 275.67  
PT: 5 N: 0.0004 E: -0.0018

CLOSING BEARING/DISTANCE: S78°08'30"E DIST: 0.0019

MISCLOSURE: N: 0.0004 E: -0.0018

AREA: 0.139 ACRES



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**LEGAL DESCRIPTION OF A 0.067 ACRE INGRESS/EGRESS EASEMENT**

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

Commencing at a found iron rod marking the northeast intersection of the right-of-ways of Saffel Avenue and Griffith Street;

thence on an assumed bearing of N 02° 09' 00" W along the east right-of way line of said Griffith Street a distance of 680.85 feet to a point and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 02° 09' 00" W along the right-of-way of said Griffith Street a distance of 20.00 feet to a point marking the north line of a parcel of land now or formerly owned by L. Gurney, Etux.;

thence N 87° 30' 14" E along the north line of said L. Gurney, Etux. parcel a distance of 146.75 feet to a found iron pipe marking a corner of said L. Gurney, Etux. parcel;

thence S 02° 34' 49" E along said L. Gurney, Etux. parcel a distance of 20.00 feet to a point, passing a found iron rod a distance of 7.83 feet;

thence S 87° 30' 14" W on a line a distance of 146.90 feet to the **POINT OF BEGINNING**.

Containing in all 0.067 acres 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.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in July 2020.

20110-S      Ingress/Egress Easement

REFERENCE SURVEY VOL. C

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(0.067 Acre Ingress/Egress Easement) "2020"

