

KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 3.030 ACRE PARCEL  
FOR DUANE AND SHELLI COLDIRON**

Being a parcel of land situated in part of the Southwest Quarter of Section 21, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the south line of said Section 21, the west line of the east half of the southwest quarter of said Section 21 and the intersection of the centerlines of County Highway 30 and Township Highway 136;

thence on an assumed bearing of N 01° 28' 00" W along the west line of the east half of the southwest quarter of said Section 21 and the centerline of said Township Highway 136 a distance of 596.13 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 88° 32' 00" W a distance of 20.00 feet;

thence S 88° 32' 00" W on a line a distance of 300.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.00 feet;

thence N 01° 28' 00" W on a line a distance of 440.00 feet to a found iron rod marking the southwest corner of a parcel of land now or formerly owned by N. Butterman;

thence N 88° 32' 00" E along the south line of said N. Butterman parcel a distance of 300.00 feet to a found MAG nail marking the west line of the east half of the southwest quarter of said Section 21 and the centerline of said Township Highway 136, passing a found iron rod a distance of 280.00 feet;

thence S 01° 28' 00" E along the west line of the east half of the southwest quarter of said Section 21 and the centerline of said Township Highway 136 a distance of 440.00 feet to the **POINT OF BEGINNING**.

Containing in all 3.030 acres of land, more or less, of which 0.202 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 January 2021.

Prior Deed References – DV 210, Page 721; DV 189, Page 447

21024-S

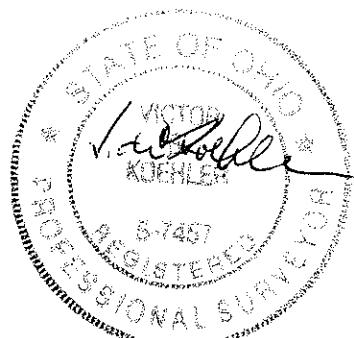


PT: 1 N: 0.0000 E: 0.0000  
S88°32'00"W DIST: 300.00  
PT: 2 N: -7.6786 E: -299.9017  
N1°28'00"W DIST: 440.00  
PT: 3 N: 432.1772 E: -311.1637  
N88°32'00"E DIST: 300.00  
PT: 4 N: 439.8558 E: -11.2620  
S1°28'00"E DIST: 440.00  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 3.030 ACRES



REFERENCE SURVEY VOL *C*  
PAGE *1789* in the Tax Map Office

*"2021"*