

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

LEGAL DESCRIPTION OF A 2.000 ACRE PARCEL
FOR ZACH RIEDEL

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

Commencing at a found MAG nail marking the east quarter post of said Section 21 and the centerline of State Highway 231, referenced by a set iron rod situated S 43° 35' 58" W a distance of 93.03 feet;

thence on an assumed bearing of S 01° 35' 17" E along the east line of said Section 21 and the centerline of said State Highway 231 a distance of 66.00 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° 47' 12" W a distance of 66.00 feet;

thence continuing S 01° 35' 17" E along the east line of said Section 21 and the centerline of said State Highway 231 a distance of 170.00 feet to a set MAG nail, referenced by a set iron rod situated S 73° 45' 55" W a distance of 59.26 feet;

thence S 73° 45' 55" W on a line a distance of 208.08 feet to a set iron rod, passing the aforementioned set iron rod a distance of 59.26 feet;

thence S 20° 30' 48" W on a line a distance of 78.15 feet to a set iron rod;

thence S 88° 47' 12" W on a line a distance of 134.27 feet to a set iron rod;

thence N 01° 35' 17" W on a line a distance of 296.53 feet to a set iron rod;

thence N 88° 47' 12" E on a line a distance of 365.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 299.00 feet.

Containing in all 2.000 acres of land, more or less, of which 0.246 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.

REFERENCE SURVEY VOL. C

PAGE 1793 IN THE TAX MAP OFFICE

"2021"

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 March 2021.

Prior Deed References – OR 199, Page 575

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PT: 1 N: 0.0000 E: 0.0000
S1°35'17"E DIST: 170.00
PT: 2 N: -169.9347 E: 4.7113
S73°45'55"W DIST: 208.08
PT: 3 N: -228.1083 E: -195.0714
S20°30'48"W DIST: 78.15
PT: 4 N: -301.3028 E: -222.4572
S88°47'12"W DIST: 134.27
PT: 5 N: -304.1460 E: -356.6971
N1°35'17"W DIST: 296.53
PT: 6 N: -7.7299 E: -364.9149
N88°47'12"E DIST: 365.00
PT: 7 N: -0.0010 E: 0.0033

CLOSING BEARING/DISTANCE: N73°15'59"W DIST: 0.0034

MISCLOSURE: N: -0.0010 E: 0.0033

AREA: 2.000 ACRES



REFERENCE SURVEY VOL. C

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"2021"

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

**LEGAL DESCRIPTION OF A 0.553 ACRE INGRESS/EGRESS EASEMENT
FOR ZACH RIEDEL**

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

Commencing at a found MAG nail marking the east quarter post of said Section 21 and the centerline of State Highway 231 and being the **POINT OF BEGINNING** of the hereinafter described easement, referenced by a set iron rod situated S 43° 35' 58" W a distance of 93.03 feet;

thence on an assumed bearing of S 01° 35' 17" E along the east line of said Section 21 and the centerline of State Highway 231 a distance of 66.00 feet to a set MAG nail, referenced by a set iron rod situated S 88° 47' 12" W a distance of 66.00 feet;

thence S 88° 47' 12" W on a line a distance of 365.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 66.00 feet;

thence N 01° 35' 17" W on a line a distance of 66.00 feet to the east-west half section line of said Section 21;

thence N 88° 47' 12" E along the east-west half section line of said Section 21 a distance of 365.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.553 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 March 2021.

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REFERENCE SURVEY VOL. C
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(Easement) "2021"

