

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

**LEGAL DESCRIPTION OF A 0.397 ACRE
DRAINAGE EASEMENT**

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 Township Highway 136 and County Highway 16;

thence on an assumed bearing of S 00° 58' 53" E along the east line of said Section 17 and the centerline of said Township Highway 136 a distance of 1062.72 feet to a found MAG nail, referenced by a set iron rod situated S 89° 01' 07" W a distance of 20.00 feet;

thence S 89° 01' 07" W on a line a distance of 30.50 feet to a point and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing the aforementioned set iron rod a distance of 20.00 feet;

thence S 89° 01' 07" W on a line a distance of 44.50 feet to a set iron rod;

thence N 26° 57' 57" W on a line a distance of 300.74 feet to a set iron rod;

thence N 54° 04' 52" W on a line a distance of 98.85 feet to a set iron rod;

thence N 35° 55' 08" E on a line a distance of 45.00 feet to a point in an open ditch;

thence S 54° 04' 52" E along an open ditch a distance of 98.73 feet to a point:

thence S 26° 57' 57" E along an open ditch a distance of 340.85 feet to the **POINT OF BEGINNING**.

Containing in all 0.397 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.

REFERENCE SURVEY VOL. C
PAGE 1797 IN THE TAX MAP OFFICE
(0.397A Easement) 2021 "

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in April 2021.

Prior Deed References – OR 137, Page 8, and 13

21034-S Easement



PT: 1 N: 0.0000 E: 0.0000
S89°01'07"W DIST: 44.50
PT: 2 N: -0.7622 E: -44.4935
N26°57'57"W DIST: 300.74
PT: 3 N: 267.2805 E: -180.8668
N54°04'52"W DIST: 98.85
PT: 4 N: 325.2698 E: -260.9203
N35°55'08"E DIST: 45.00
PT: 5 N: 361.7130 E: -234.5215
S54°04'52"E DIST: 98.73
PT: 6 N: 303.7941 E: -154.5652
S26°57'57"E DIST: 340.85
PT: 7 N: 0.0023 E: -0.0036

CLOSING BEARING/DISTANCE: S58°05'01"E DIST: 0.0043

MISCLOSURE: N: 0.0023 E: -0.0036

AREA: 0.397 ACRES



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"2021"

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**LEGAL DESCRIPTION OF A 63.135 ACRE PARCEL
FOR R. EKLEBERRY TRUST**

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 Township Highway 136 and County Highway 16;

thence on an assumed bearing of S 00° 58' 53" E along the east line of said Section 17 and the centerline of said Township Highway 136 a distance of 1062.72 feet to a found MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 89° 01' 07" W a distance of 20.00 feet;

thence continuing S 00° 58' 53" E along the east line of said Section 17 and the centerline of said Township Highway 136 a distance of 1530.52 feet to a set MAG nail marking the north right-of-way line of the Wheeling and Lake Erie Railroad, referenced by a set iron rod situated S 89° 46' 04" W a distance of 20.00 feet;

thence S 89° 46' 04" W along the north right-of-way line of said Wheeling and Lake Erie Railroad a distance of 1338.20 feet to a set iron rod marking a corner of a parcel of land now or formerly owned by D. Wagner & S. Shellhouse, Trustees, passing the aforementioned set iron rod a distance of 20.00 feet;

thence N 00° 42' 05" W along said D. Wagner & S. Shellhouse, Trustees parcel a distance of 2325.60 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by D. Lee;

thence N 89° 57' 45" E along said D. Lee parcel a distance of 654.14 feet to a found iron rod marking a corner of said D. Lee parcel, passing found iron rods at distances of 132.60 feet and 265.20 feet respectively;

thence S 50° 31' 30" E on a line a distance of 59.76 feet to a set iron rod;

thence S 01° 27' 32" W on a line a distance of 409.75 feet to a set iron rod;

thence S 87° 10' 00" E on a line a distance of 359.63 feet to a set iron rod;

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(Tract 2 63-135A) 2021

thence S 54° 04' 52" E on a line a distance of 98.85 feet to a set iron rod;

thence S 26° 57' 57" E on a line a distance of 300.74 feet to set iron rod;

thence N 89° 01' 07" E on a line a distance of 75.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 55.00 feet.

Containing in all 63.135 acres of land, more or less, of which 0.703 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 April 2021.

Prior Deed References – OR 137, Page 8, and 13

21034-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
S0°58'53"E DIST: 1530.52
PT: 2 N: -1530.2955 E: 26.2142
S89°46'04"W DIST: 1338.20
PT: 3 N: -1535.7193 E: -1311.9748
N0°42'05"W DIST: 2325.60
PT: 4 N: 789.7065 E: -1340.4431
N89°57'45"E DIST: 654.14
PT: 5 N: 790.1346 E: -686.3032
S50°31'30"E DIST: 59.76
PT: 6 N: 752.1427 E: -640.1743
S1°27'32"W DIST: 409.75
PT: 7 N: 342.5255 E: -650.6064
S87°10'00"E DIST: 359.63
PT: 8 N: 324.7487 E: -291.4161
S54°04'52"E DIST: 98.85
PT: 9 N: 266.7594 E: -211.3626
S26°57'57"E DIST: 300.74
PT: 10 N: -1.2833 E: -74.9893
N89°01'07"E DIST: 75.00
PT: 11 N: 0.0013 E: -0.0003

CLOSING BEARING/DISTANCE: S11°26'23"E DIST: 0.0013

MISCLOSURE: N: 0.0013 E: -0.0003

AREA: 63.135 ACRES



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"2021"

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**LEGAL DESCRIPTION OF A 12.239 ACRE PARCEL
FOR R. EKLEBERRY TRUST**

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 Township Highway 136 and County Highway 16 and
being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 00° 58' 53" E along the east line of said Section 17
and the centerline of said Township Highway 136 a distance of 1062.72 feet to a found
MAG nail, referenced by a set iron rod situated S 89° 01' 07" W a distance of 20.00 feet;

thence S 89° 01' 07" W on a line a distance of 75.00 feet to a set iron rod, passing the
aforementioned set iron rod a distance of 20.00 feet;

thence N 26° 57' 57" W on a line a distance of 300.74 feet to a set iron rod;

thence N 54° 04' 52" W on a line a distance of 98.85 feet to a set iron rod;

thence N 87° 10' 00" W on a line a distance of 359.63 feet to a set iron rod;

thence N 01° 27' 32" E on a line a distance of 409.75 feet to a set iron rod;

thence N 50° 31' 30" W on a line a distance of 59.76 feet to a found iron rod marking a
corner of a parcel of land now or formerly owned by D. Lee;

thence N 00° 01' 33" W along said D. Lee parcel a distance of 154.90 feet to a point,
passing a found iron rod a distance of 144.90 feet;

thence N 36° 47' 52" W along said D. Lee parcel a distance of 146.16 feet to set MAG
nail marking the north line of said Section 17 and the centerline of said County Highway
16, passing a set iron rod a distance of 125.57 feet;

thence N 89° 57' 45" E along the north line of said Section 17 and the centerline of said
County Highway 16 a distance of 755.72 feet to the **POINT OF BEGINNING**.

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(Tract 1, 12.239A) "2021"

Containing in all 12.239 acres of land, more or less, of which 0.764 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 April 2021.

Prior Deed References – OR 137, Page 8, and 13

21034-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
S0°58'53"E DIST: 1062.72
PT: 2 N: -1062.5641 E: 18.2019
S89°01'07"W DIST: 75.00
PT: 3 N: -1063.8487 E: -56.7871
N26°57'57"W DIST: 300.74
PT: 4 N: -795.8060 E: -193.1604
N54°04'52"W DIST: 98.85
PT: 5 N: -737.8167 E: -273.2139
N87°10'00"W DIST: 359.63
PT: 6 N: -720.0399 E: -632.4043
N1°27'32"E DIST: 409.75
PT: 7 N: -310.4227 E: -621.9722
N50°31'30"W DIST: 59.76
PT: 8 N: -272.4308 E: -668.1011
N0°01'33"W DIST: 154.90
PT: 9 N: -117.5308 E: -668.1709
N36°47'52"W DIST: 146.16
PT: 10 N: -0.4925 E: -755.7196
N89°57'45"E DIST: 755.72
PT: 11 N: 0.0021 E: 0.0002

CLOSING BEARING/DISTANCE: S5°17'51"W DIST: 0.0021

MISCLOSURE: N: 0.0021 E: 0.0002

AREA: 12.239 ACRES



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