

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

**LEGAL DESCRIPTION OF A 5.879 ACRE PARCEL
FOR GRANT PRICE**

Being a parcel of land situated in part of the Northeast Quarter of Section 10, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the center of said Section 10 and the centerline of Township Highway 15 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 00° 14' 12" W along the north-south half section line of said Section 10 a distance of 1209.76 feet to a set iron rod, passing a set iron rod a distance of 15.00 feet;

thence S 80° 48' 43" E on a line a distance of 729.85 feet to a set iron rod;

thence S 00° 14' 12" E on a line a distance of 304.10 feet to a set iron rod;

thence N 80° 48' 43" W on a line a distance of 689.30 feet to a set iron rod;

thence S 00° 14' 12" E on a line a distance of 832.66 feet to a set iron rod;

thence S 27° 14' 42" E on a line a distance of 57.25 feet to a set iron rod;

thence S 00° 14' 12" E on a line a distance of 15.00 feet to a set MAG nail marking the east-west half section line of said Section 10 and the centerline of said Township Highway 15, referenced by the aforementioned set iron rod;

thence S 89° 27' 24" W along the east-west half section line of said Section 10 and the centerline of said Township Highway 15 a distance of 66.00 feet to the **POINT OF BEGINNING**.

Containing in all 5.879 acres of land, more or less, of which 0.023 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 181 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 July 2021.

Prior Deed References – OR 267, Page 2967

21043-S



PT: 1 N: 0.0000 E: 0.0000
N0°14'12"W DIST: 1209.76
PT: 2 N: 1209.7497 E: -4.9970
S80°48'43"E DIST: 729.85
PT: 3 N: 1093.2106 E: 715.4887
S0°14'12"E DIST: 304.10
PT: 4 N: 789.1132 E: 716.7448
N80°48'43"W DIST: 689.30
PT: 5 N: 899.1774 E: 36.2888
S0°14'12"E DIST: 832.66
PT: 6 N: 66.5245 E: 39.7282
S27°14'42"E DIST: 57.25
PT: 7 N: 15.6260 E: 65.9370
S0°14'12"E DIST: 15.00
PT: 8 N: 0.6261 E: 65.9990
S89°27'24"W DIST: 66.00
PT: 9 N: 0.0003 E: 0.0020

CLOSING BEARING/DISTANCE: S81°45'53"W DIST: 0.0020

MISCLOSURE: N: 0.0003 E: 0.0020

AREA: 5.879 ACRES



REFERENCE SURVEY VOL. C
PAGE 1811 IN THE TAX MAP OFFICE
"2021"