

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

**LEGAL DESCRIPTION OF A 0.436 ACRE PARCEL
FOR DEB LEE**

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 County Highway 16 and Township Highway 136;

thence on an assumed bearing of S 89° 57' 45" W along the north line of said Section 17 and the centerline of said County Highway 16 a distance of 735.72 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 24° 54' 21" W a distance of 18.20 feet;

thence S 42° 35' 57" E on or near the centerline of an open ditch a distance of 249.35 feet to a point, referenced by a set iron rod situated S 45° 00' 00" W a distance of 28.00 feet;

thence S 25° 04' 46" E on or near the centerline of an open ditch a distance of 97.50 feet to a point, referenced by a set iron rod situated S 89° 57' 45" W a distance of 28.00 feet;

thence S 89° 57' 45" W on a line a distance of 142.49 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by D. Lee, passing the aforementioned set iron rod a distance of 28.00 feet;

thence N 00° 01' 33" W along said D. Lee parcel a distance of 154.90 feet to a point marking a corner of said D. Lee parcel, 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 a found MAG nail marking the north line of said Section 17 and the centerline of said County Highway 16, passing a found iron rod a distance of 125.56 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 20.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.436 acres of land, more or less, of which 0.008 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 August 2021.

Prior Deed References – OR 137, Page 8 and 13

21149-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
S42°35'57"E DIST: 249.35
PT: 2 N: -183.5483 E: 168.7764
S25°04'46"E DIST: 97.50
PT: 3 N: -271.8561 E: 210.1041
S89°57'45"W DIST: 142.49
PT: 4 N: -271.9493 E: 67.6141
N0°01'33"W DIST: 154.90
PT: 5 N: -117.0493 E: 67.5443
N36°47'52"W DIST: 146.16
PT: 6 N: -0.0110 E: -20.0044
N89°57'45"E DIST: 20.00
PT: 7 N: 0.0021 E: -0.0044

CLOSING BEARING/DISTANCE: S65°12'25"E DIST: 0.0049

MISCLOSURE: N: 0.0021 E: -0.0044

AREA: 0.436 ACRES



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

**LEGAL DESCRIPTION OF A 11.803 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 found 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 found iron rod, passing the
aforementioned found 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 found iron rod;

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

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

thence N 01° 27' 32" E on a line a distance of 409.75 feet to a found 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 89° 57' 45" E on a line a distance of 142.49 feet to a point on or near the
centerline of an open ditch, passing a set iron rod a distance of 114.49 feet;

thence N 25° 04' 46" W on or near the centerline of said open ditch a distance of 97.50
feet to a point, referenced by a set iron rod situated S 45° 00' 00" W a distance of 28.00
feet;

REFERENCE SURVEY VOL. C

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Tract 2 (11.803A) "2021"

thence N 42° 35' 57" W on or near the centerline of said open ditch a distance of 249.35 feet to set MAG nail marking the north line of said Section 17 and the centerline of said County Highway 16, referenced by a found iron rod situated S 24° 54' 21" W a distance of 18.20 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 735.72 feet to the **POINT OF BEGINNING**.

Containing in all 11.803 acres of land, more or less, of which 0.756 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 August 2021.

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

21149-S Tract 2



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
N89°57'45"E DIST: 142.49
PT: 9 N: -272.3375 E: -525.6111
N25°04'46"W DIST: 97.50
PT: 10 N: -184.0298 E: -566.9388
N42°35'57"W DIST: 249.35
PT: 11 N: -0.4815 E: -735.7152
N89°57'45"E DIST: 735.72
PT: 12 N: 0.0000 E: 0.0046

CLOSING BEARING/DISTANCE: S89°33'17"W DIST: 0.0046

MISCLOSURE: N: 0.0000 E: 0.0046

AREA: 11.803 ACRES



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"2021"