

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

**LEGAL DESCRIPTION OF A 3.467 ACRE PARCEL
FOR CAROL BURKS TRUST**

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

Commencing at a found stone marking the northwest corner of said Section 21 and the centerline of State Highway 103;

thence on an assumed bearing of N 88° 54' 15" E along the north line of said Section 21 and the centerline of said State Highway 103 a distance of 1952.66 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by C. Burks, Trustee (OR 257-1250) and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 01° 05' 15" E a distance of 30.00 feet;

thence continuing N 88° 54' 15" E along the north line of said Section 21 and the centerline of said State Highway 103 a distance of 295.17 feet to a point marking a corner of a parcel of land now or formerly owned by Sycamore Contracting Co.;

thence S 01° 04' 33" E along the west line of said Sycamore Contracting Co. parcel a distance of 256.53 feet to a set iron rod marking a corner of said Sycamore Contracting Co. parcel passing a found railroad spike a distance of 0.78 feet and a set iron rod a distance of 30.00 feet, respectively;

thence N 88° 55' 27" E along the south line of said Sycamore Contracting Co. parcel a distance of 69.13 feet to a set iron rod;

thence S 01° 19' 38" E on a line a distance of 83.45 feet to set iron rod;

thence S 80° 09' 44" W on a line a distance of 170.53 feet to a set iron rod;

thence S 01° 05' 45" E on a line a distance of 209.08 feet to a set iron rod;

thence S 88° 54' 15" W on a line a distance of 180.00 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by A. Miller;

REFERENCE SURVEY VOL. C
PAGE 1854 IN THE TAX MAP OFFICE

"2022"

thence N 01° 05' 45" W along the east line of said A. Miller parcel a distance of 209.00 feet to a found iron rod marking a corner of said A. Miller parcel;

thence S 88° 54' 15" W along a line of said A. Miller parcel a distance of 16.00 feet to a found iron rod marking a corner of said A. Miller parcel;

thence N 01° 05' 45" W along the east line of said A. Miller parcel and the east line of said C. Burks, Trustee (OR 257, Page 1250) parcel a distance of 366.00 feet to the **POINT OF BEGINNING**, passing found iron rods at distances of 101.00 feet and 336.00 feet, respectively.

Containing in all 3.467 acres of land, more or less, of which 0.203 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 2022.

Prior Deed References – OR 273, Page 2906

22082-S



PT: 1 N: 0.0000 E: 0.0000
N88°54'15"E DIST: 295.17
PT: 2 N: 5.6450 E: 295.1160
S1°04'33"E DIST: 256.53
PT: 3 N: -250.8397 E: 299.9326
N88°55'27"E DIST: 69.13
PT: 4 N: -249.5418 E: 369.0504
S1°19'38"E DIST: 83.45
PT: 5 N: -332.9694 E: 370.9833
S80°09'44"W DIST: 170.53
PT: 6 N: -362.1060 E: 202.9608
S1°05'45"E DIST: 209.08
PT: 7 N: -571.1478 E: 206.9594
S88°54'15"W DIST: 180.00
PT: 8 N: -574.5902 E: 26.9923
N1°05'45"W DIST: 209.00
PT: 9 N: -365.6284 E: 22.9953
S88°54'15"W DIST: 16.00
PT: 10 N: -365.9344 E: 6.9982
N1°05'45"W DIST: 366.00
PT: 11 N: -0.0014 E: -0.0014

CLOSING BEARING/DISTANCE: N46°37'27"E DIST: 0.0020

MISCLOSURE: N: -0.0014 E: -0.0014

AREA: 3.467 ACRES



REFERENCE SURVEY VOL. C
PAGE 1854 IN THE TAX MAP OFFICE
"2022"