

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

**LEGAL DESCRIPTION OF A 0.372 ACRE PARCEL
FOR MIKE WARD & BRANDI EKLEBERRY**

Being a parcel of land situated in part of the Northwest Quarter of Section 20, T-1-S, R-15-E, Village of Sycamore, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the intersection of the centerlines of Eighth Street and Pemberton Street;

thence on an assumed bearing of S 02° 13' 20" E along the centerline of said Pemberton Street a distance of 30.00 feet to a point;

thence N 87° 35' 31" E along the south right-of-way line of said Eighth Street and a parcel of land now or formerly owned by Village of Sycamore (OR 212, Pg 891) a distance of 100.99 feet to a found iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a found iron pipe a distance of 30.00 feet;

thence continuing N 87° 35' 31" E along said Village of Sycamore (OR 212, Pg 891) parcel a distance of 72.47 feet to a point, passing a set iron rod a distance of 57.47 feet;

thence S 54° 23' 31" E on a line a distance of 70.22 feet to a set iron rod;

thence S 02° 07' 49" E on a line a distance of 92.75 feet to a set iron rod marking the north line of a parcel of land now or formerly D. Lee;

thence S 87° 35' 31" W along said D. Lee parcel a distance of 128.00 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by Z. Simeon, passing a found iron rod a distance of 53.78 feet;

thence N 02° 07' 49" W along said Z. Simeon parcel a distance of 136.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.372 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.

(TRACT 1)
(0.372 A)

REFERENCE SURVEY VOL _____
PAGE 1855 IN THE TAX MAP OFFICE "2022"

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 2022.

Prior Deed References – OR 250, Page 625

22042-S2 Tract 1



PT: 1 N: 0.0000 E: 0.0000
N87°35'31"E DIST: 72.47
PT: 2 N: 3.0449 E: 72.4060
S54°23'31"E DIST: 70.22
PT: 3 N: -37.8398 E: 129.4962
S2°07'49"E DIST: 92.75
PT: 4 N: -130.5257 E: 132.9439
S87°35'31"W DIST: 128.00
PT: 5 N: -135.9038 E: 5.0569
N2°07'49"W DIST: 136.00
PT: 6 N: 0.0023 E: 0.0015

CLOSING BEARING/DISTANCE: S34°26'28"W DIST: 0.0027

MISCLOSURE: N: 0.0023 E: 0.0015

AREA: 0.372 ACRES



REFERENCE SURVEY VOL. 1855
PAGE 1855 IN THE TAX MAP OFFICE

"2022"

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

**LEGAL DESCRIPTION OF A 0.863 ACRE PARCEL
FOR MIKE WARD & BRANDI EKLEBERRY**

Being a parcel of land situated in part of the Northwest Quarter of Section 20, T-1-S, R-15-E, Village of Sycamore, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the intersection of the centerlines of Eighth Street and Pemberton Street;

thence on an assumed bearing of S 02° 13' 20" E along the centerline of said Pemberton Street a distance of 30.00 feet to a point;

thence N 87° 35' 31" E along the south right-of-way line of said Eighth Street and a parcel of land now or formerly owned by Village of Sycamore (OR 212, Pg 891) a distance of 173.46 feet to a point and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a found iron pipe a distance of 30.00 feet and a found iron rod a distance of 100.99 feet and a set iron rod a distance of 158.46 feet;

thence continuing N 87° 35' 31" E along said Village of Sycamore (OR 212, Pg 891) parcel a distance of 134.76 feet to a found iron pipe marking the west line of a parcel of land now or formerly owned by Village of Sycamore (DV 53, Pg 416);

thence S 54° 23' 31" E along said Village of Sycamore (DV 53, Pg 416) parcel a distance of 188.47 feet to a found iron rod marking the east line of the west half of the northwest quarter of said Section 20;

thence S 02° 16' 28" E along the east line of the west half of the northwest quarter of said Section 20 a distance of 167.66 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by D. Lee;

thence N 54° 23' 31" W along said D. Lee parcel a distance of 239.88 feet to a found iron rod marking a corner of said D. Lee parcel;

thence S 87° 35' 31" W along said D. Lee parcel a distance of 39.00 feet to a set iron rod;

thence N 02° 07' 49" W on a line a distance of 92.75 feet to a set iron rod;

(TRACT 2)
(0.863A)

REFERENCE SURVEY VOL. C
PAGE 1855 IN THE TAX MAP OFFICE

"2012"

thence N 54° 23' 31" W on a line a distance of 70.22 feet to the **POINT OF BEGINNING**.

Containing in all 0.863 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.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in July 2022.

Prior Deed References – OR 250, Page 625

22042-S2 Tract 2



PT: 1 N: 0.0000 E: 0.0000
N87°35'31"E DIST: 134.76
PT: 2 N: 5.6621 E: 134.6410
S54°23'31"E DIST: 188.47
PT: 3 N: -104.0722 E: 287.8707
S2°16'28"E DIST: 167.66
PT: 4 N: -271.6001 E: 294.5244
N54°23'31"W DIST: 239.88
PT: 5 N: -131.9330 E: 99.4975
S87°35'31"W DIST: 39.00
PT: 6 N: -133.5716 E: 60.5319
N2°07'49"W DIST: 92.75
PT: 7 N: -40.8857 E: 57.0842
N54°23'31"W DIST: 70.22
PT: 8 N: -0.0010 E: -0.0060

CLOSING BEARING/DISTANCE: N80°10'38"E DIST: 0.0061

MISCLOSURE: N: -0.0010 E: -0.0060

AREA: 0.863 ACRES



REFERENCE SURVEY VOL. 1855
PAGE 1855 IN THE TAX MAP OFFICE

11/2022