

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

LEGAL DESCRIPTION OF A 1.877 ACRE PARCEL
FOR CHRIS TSCHANEN

Being a parcel of land situated in part of the Northeast and Southeast Quarters of Section 22, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 22 and the intersection of the centerlines of Township Highway 10 and State Route 103;

thence on an assumed bearing of S 00° 25' 34" W along the east line of said Section 22 and the centerline of said Township Highway 10 a distance of 2497.89 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by C. Tschanen, Etux. and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 63° 46' 58" W a distance of 36.65 feet;

thence continuing S 00° 25' 34" W along the east line of said Section 22 and the centerline of said Township Highway 10 a distance of 394.04 feet to a set MAG nail, passing a found railroad spike a distance of 136.47 feet;

thence N 89° 34' 27" W on a line a distance of 167.00 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 00° 25' 34" E on a line a distance of 146.00 feet to a set iron rod;

thence N 89° 34' 27" W on a line a distance of 66.00 feet to set iron rod;

thence N 00° 25' 34" E on a line a distance of 244.53 feet to a point marking a south line of said C. Tschanen, Etux. parcel, passing a set iron rod a distance of 236.53 feet;

thence N 89° 33' 50" E along the south line of said C. Tschanen, Etux. parcel a distance of 233.03 feet to the **POINT OF BEGINNING**.

Containing in all 1.877 acres of land, more or less, of which 0.271 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 June 2023.

Prior Deed References – OR 232, Page 1103

23026-S



PT: 1 N: 0.0000 E: 0.0000
S0°25'34"W DIST: 394.04
PT: 2 N: -394.0291 E: -2.9305
N89°34'27"W DIST: 167.00
PT: 3 N: -392.7879 E: -169.9259
N0°25'34"E DIST: 146.00
PT: 4 N: -246.7920 E: -168.8401
N89°34'27"W DIST: 66.00
PT: 5 N: -246.3015 E: -234.8382
N0°25'34"E DIST: 244.53
PT: 6 N: -1.7782 E: -233.0197
N89°33'50"E DIST: 233.03
PT: 7 N: -0.0045 E: 0.0036

CLOSING BEARING/DISTANCE: N38°27'09"W DIST: 0.0058

MISCLOSURE: N: -0.0045 E: 0.0036

AREA: 1.877 ACRES

REFERENCE SURVEY VOL. C
PAGE 1873 IN THE TAX MAP OFFICE
"2023"

