

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

**LEGAL DESCRIPTION OF A 0.012 ACRE PARCEL
FOR STEVE AND CHERYL SANDRIDGE**

Being a parcel of land situated in part of the Southwest Quarter of Section 6, T-4-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of centerlines of Township Highway 72 and County Highway 113, referenced by a found iron rod situated S 03° 09' 30" E a distance of 69.66 feet;

thence on an assumed bearing of S 49° 52' 40" E along the centerline of said County Highway 113 a distance of 80.87 feet to a found nail marking a northeasterly corner of a parcel of land now or formerly owned by S. Sandridge, et ux., referenced by a found iron rod situated S 73° 15' 59" W a distance of 60.56 feet;

thence S 73° 15' 59" W along the northerly line of said Sandridge parcel a distance of 222.02 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing the aforementioned found iron rod a distance of 60.56 feet;

thence S 21° 29' 23" W on a line a distance of 44.48 feet to a set iron rod marking the westerly line of said Sandridge parcel;

thence N 20° 47' 21" W along the westerly line of said Sandridge parcel a distance of 35.03 feet to a found iron rod marking the northwesterly corner of said Sandridge parcel;

thence N 73° 15' 59" E along the northerly line of said Sandridge parcel a distance of 30.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.012 acres of land, more or less, 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 2023.

(TRACT 1)
(0.012 A)

REFERENCE SURVEY VOL. 1
PAGE 1876 IN THE TAX MAP OFFICE

(2023)

Prior Deed References – OR 215, Page 41, OR 215, Page 43

23044-S Tract 1

Adjoiner Parcel only



PT: 1 N: 0.0000 E: 0.0000
S21°29'23"W DIST: 44.48
PT: 2 N: -41.3879 E: -16.2946
N20°47'21"W DIST: 35.03
PT: 3 N: -8.6386 E: -28.7278
N73°15'59"E DIST: 30.00
PT: 4 N: -0.0009 E: 0.0019

CLOSING BEARING/DISTANCE: N63°21'38"W DIST: 0.0021

MISCLOSURE: N: -0.0009 E: 0.0019

AREA: 0.012 ACRES



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**LEGAL DESCRIPTION OF A 0.228 ACRE PARCEL
FOR STEVE AND CHERYL SANDRIDGE**

Being a parcel of land situated in part of the Southwest Quarter of Section 6, T-4-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of centerlines of Township Highway 72 and County Highway 113, referenced by a found iron rod situated S 03° 09' 30" E a distance of 69.66 feet;

thence on an assumed bearing of S 49° 52' 40" E along the centerline of said County Highway 113 a distance of 80.87 feet to a found nail marking a northeasterly corner of a parcel of land now or formerly owned by S. Sandridge, et ux., referenced by a found iron rod situated S 73° 15' 59" W a distance of 60.56 feet;

thence S 73° 15' 59" W along the northerly line of said Sandridge parcel a distance of 252.02 feet to a found iron rod marking the northwesterly corner of said Sandridge parcel, passing a found iron rod a distance of 60.56 feet and a set iron rod a distance of 222.02 feet;

thence S 20° 47' 21" E along the westerly line of said Sandridge parcel a distance of 35.03 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing S 20° 47' 21" E along the westerly line of said Sandridge parcel a distance of 222.35 feet to a found iron rod marking the southwesterly corner of said Sandridge parcel;

thence S 66° 35' 34" W on a line a distance of 62.48 feet to a set iron rod;

thence N 13° 12' 37" W on a line a distance of 185.00 feet to a set iron rod;

thence N 21° 29' 23" E on a line a distance of 56.52 feet to the **POINT OF BEGINNING**.

Containing in all 0.228 acres of land, more or less, being subject to all legal highways and easements of record.

(TRACT 2)
(0.228)

REFERENCE SURVEY VOL. C
PAGE 1876 IN THE TAX MAP OFFICE
"2023"

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 2023.

Prior Deed References – OR 193, Page 1535, OR 265, Page 2503, OR 265, Page 2508

23044-S Tract 2

Adjoiner Parcel only



PT: 1 N: 0.0000 E: 0.0000
S20°47'21"E DIST: 222.35
PT: 2 N: -207.8734 E: 78.9187
S66°35'34"W DIST: 62.48
PT: 3 N: -232.6944 E: 21.5805
N13°12'37"W DIST: 185.00
PT: 4 N: -52.5899 E: -20.6967
N21°29'23"E DIST: 56.52
PT: 5 N: 0.0010 E: 0.0085

CLOSING BEARING/DISTANCE: S83°23'44"W DIST: 0.0086

MISCLOSURE: N: 0.0010 E: 0.0085

AREA: 0.228 ACRES

