

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

**LEGAL DESCRIPTION OF A 0.073 ACRE PARCEL
FOR JEFF NICKERSON**

Being a parcel of land situated in part of Lot Number 25 of South Sycamore, in the Village of Sycamore, Wyandot County, Ohio, and further described as follows:

Beginning at a set drill hole marking the southwest corner of Lot Number 25 and the northwest corner of Lot Number 24 of South Sycamore and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 02° 10' 00" W along the west line of said Lot Number 25 of South Sycamore a distance of 17.70 feet to a set drill hole marking the southwest corner of a parcel of land now or formerly owned by B. & C. Reinhart;

thence N 87° 40' 17" E along the south line of said B. & C. Reinhart parcel a distance of 180.03 feet to a set iron rod marking the southeast corner of said B. & C. Reinhart parcel and the west line of a 16.00 foot alley;

thence S 02° 08' 14" E along the west line of said 16.00 foot alley a distance of 17.70 feet to a set iron rod marking the southeast corner of said Lot Number 25 and the northeast corner of said Lot Number 24 of South Sycamore;

thence S 87° 40' 14" W along the south line of said Lot Number 25 and the north line of said Lot Number 24 of South Sycamore a distance of 180.02 feet to the **POINT OF BEGINNING**.

Containing in all 0.073 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 January 2024.

Prior Deed References - OR 255, Page 2327

23204-S

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PT: 1 N: 0.0000 E: 0.0000
N2°10'00"W DIST: 17.70
PT: 2 N: 17.6873 E: -0.6692
N87°40'17"E DIST: 180.03
PT: 3 N: 25.0021 E: 179.2122
S2°08'14"E DIST: 17.70
PT: 4 N: 7.3144 E: 179.8722
S87°40'14"W DIST: 180.02
PT: 5 N: -0.0026 E: 0.0010

CLOSING BEARING/DISTANCE: N21°34'03"W DIST: 0.0027

MISCLOSURE: N: -0.0026 E: 0.0010

AREA: 0.073 ACRES



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