

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

**LEGAL DESCRIPTION OF A 5.846 ACRE PARCEL
FOR THE KEAR ESTATE**

Being a parcel of land situated in part of the Southwest Quarter of Section 17, T-1-S, R-15-E, in the Village of Sycamore, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron pipe marking the northwest corner of Lot 16 (per Survey Volume 8 Page 80) and the east right-of-way line of Griffith Street and being the **POINT OF BEGINNING**;

thence on an assumed bearing N 02° 23' 43" W along the east right-of-way line of said Griffith Street a distance of 125.93 feet to a set iron rod marking a corner of a parcel of land now or formerly owned by A. Foght;

thence N 87° 28' 45" E along said A. Foght parcel and a parcel of land now or formerly owned by Visionary Investment Partners, LLC a distance of 330.00 feet to a set iron rod marking a corner of said Visionary Investment Partners, LLC parcel;

thence N 02° 23' 43" W along said Visionary Investment Partners, LLC parcel a distance of 180.00 feet to a set MAG nail marking a corner of a said Visionary Investment Partners, LLC parcel, referenced by a found iron rod situated N 05° 48' 21" E a distance of 19.92 feet;

thence S 87° 28' 45" W along said Visionary Investment Partners, LLC parcel and along said A. Foght parcel a distance of 330.00 feet to a set iron rod marking a corner of said A. Foght parcel and the east right-of-way line of said Griffith Street;

thence N 02° 23' 43" W along said the east right-of-way line of said Griffith Street a distance of 20.00 feet to a point marking a corner of a parcel of land now or formerly owned by J & K. Adkins;

thence N 87° 28' 45" E along said J. & K. Adkins parcel and a parcel of land now or formerly owned by D. Sammet a distance of 573.51 feet to the South (Southwest) Bank of Sycamore Creek, passing a found iron rod at a distance of 2.65 feet and a found iron pipe a distance of 537.80 feet;

thence S 31° 51' 44" E along the south (southwest) bank of said Sycamore Creek a distance of 49.84 feet to a point, referenced by a found iron pipe situated N 56° 40' 27" W a distance of 74.18 feet;

thence S 51° 08' 10" E along the south (southwest) bank of said Sycamore Creek a distance of 135.83 feet to a found iron rod;

thence S 65° 52' 22" E along the south (southwest) bank of said Sycamore Creek a distance of 174.46 feet to a point marking a westerly line of a parcel of land now or formerly owned by J. Pry III Successor Trustee;

thence S 02° 22' 10" E along said J. Pry III Successor Trustee parcel a distance of 71.13 feet to a set iron rod marking the northerly line of a parcel of land now or formerly owned by Wheeling & Lake Erie Railroad, passing a found iron rod a distance of 24.00 feet;

thence S 51° 26' 14" W along the northerly line of said Wheeling & Lake Erie Railroad a distance of 46.72 feet to a set iron rod;

thence along the northerly line of said Wheeling & Lake Erie Railroad on a curve to the right a distance of 291.64 feet, having a chord of 290.69 feet and a chord bearing of S 59° 26' 49" W to a set iron rod;

thence along the northerly line of said Wheeling & Lake Erie Railroad on a curve to the right a distance of 350.81 feet, having a chord of 349.91 feet and a chord bearing of S 74° 33' 54" W to a point marking a corner of a parcel of land now or formerly owned by Q. Clady;

thence N 02° 10' 43" W along said Q. Clady parcel a distance of 197.56 feet to a found iron pipe marking a corner of said Q. Clady parcel, passing found iron pipes at distances of 2.87 feet and 69.56 feet, respectively;

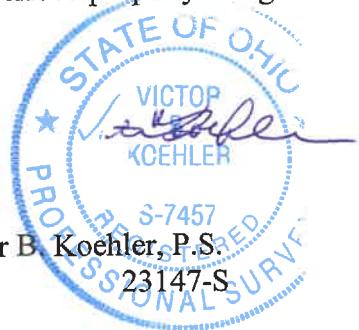
thence S 87° 51' 07" W along the north line of said Q. Clady parcel distance of 222.06 feet to the **POINT OF BEGINNING**.

Containing in all 5.846 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 May 2024.



PT: 1 N: 0.0000 E: 0.0000
N2°23'43"W DIST: 125.93
PT: 2 N: 125.8200 E: -5.2630
N87°28'45"E DIST: 330.00
PT: 3 N: 140.3342 E: 324.4176
N2°23'43"W DIST: 180.00
PT: 4 N: 320.1770 E: 316.8948
S87°28'45"W DIST: 330.00
PT: 5 N: 305.6627 E: -12.7858
N2°23'43"W DIST: 20.00
PT: 6 N: 325.6452 E: -13.6217
N87°28'45"E DIST: 573.51
PT: 7 N: 350.8697 E: 559.3333
S31°51'44"E DIST: 49.84
PT: 8 N: 308.5396 E: 585.6428
S51°08'10"E DIST: 135.83
PT: 9 N: 223.3100 E: 691.4053
S65°52'22"E DIST: 174.46
PT: 10 N: 151.9970 E: 850.6245
S2°22'10"E DIST: 71.13
PT: 11 N: 80.9279 E: 853.5652
S51°26'14"W DIST: 46.72
PT: 12 N: 51.8039 E: 817.0336
DELTA = 16°01'10", R = 1043.08, L = 291.64, CHD = 290.69, CHDBRG = S59°26'49"W
PT: 14 N: -95.9640 E: 566.7032
DELTA = 14°13'01", R = 1413.82, L = 350.81, CHD = 349.91, CHDBRG = S74°33'54"W
PT: 16 N: -189.0908 E: 229.4134
N2°10'43"W DIST: 197.56
PT: 17 N: 8.3264 E: 221.9032
S87°51'07"W DIST: 222.06
PT: 18 N: 0.0032 E: -0.0007

CLOSING BEARING/DISTANCE: S13°09'29"E DIST: 0.0033

MISCLOSURE: N: 0.0032 E: -0.0007

AREA: 5.846 ACRES



REFERENCE SURVEY VOL. D
PAGE 695 IN THE TAX MAP OFFICE
"2024"