

KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 5.882 ACRE PARCEL
FOR TAD SMITH**

Being a parcel of land situated in part of the Southeast Quarter of Section 21, T-1-S,
R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the east quarter post of said Section 21 and
the centerline of State Highway 231;

thence on an assumed bearing of S 88° 47' 12" W along the east-west half section line of
said Section 21 a distance of 1117.50 feet to a point on or near the centerline of Sycamore
Creek and being the **POINT OF BEGINNING** of the hereinafter described parcel,
passing set iron rods at distances of 65.00 feet and 1069.50 feet respectively;

thence S 09° 33' 02" E on or near the centerline of said Sycamore Creek a distance of
148.00 feet to a point, referenced by a set iron rod situated S 88° 56' 44" E a distance of
26.00 feet;

thence S 40° 22' 21" W on or near the centerline of said Sycamore Creek a distance of
327.00 feet to a point, referenced by a set iron rod situated S 89° 32' 48" E a distance of
64.00 feet;

thence S 06° 28' 31" W on or near the centerline of said Sycamore Creek a distance of
335.00 feet to a point, referenced by a set iron rod situated S 86° 50' 38" E a distance of
47.00 feet;

thence S 28° 43' 03" E on or near the centerline of said Sycamore Creek a distance of
116.51 feet to a point, referenced by a set iron rod situated N 05° 11' 38" W a distance of
100.00 feet;

thence N 87° 31' 52" W on a line a distance of 94.21 feet to the east line of a parcel of
land now or formerly owned by J. & R. Riedel, referenced by a found iron pipe situated
N 80° 56' 29" W a distance of 79.56 feet;

thence N 10° 23' 17" E along said J. & R. Riedel parcel a distance of 247.25 feet to a
point marking the northeast corner of said J. & R. Riedel parcel;

thence N 79° 36' 43" W along said J. & R. Riedel parcel a distance of 344.69 feet to a found iron rod marking the northwest corner of said J. & R. Riedel parcel, passing a found iron rod a distance of 63.00 feet;

thence N 17° 55' 12" E on a line a distance of 75.49 feet to a set iron rod;

thence N 02° 18' 38" E on a line a distance of 267.24 feet to a set iron rod;

thence N 20° 47' 55" W on a line a distance of 83.33 feet to a set iron rod;

thence N 45° 29' 09" W on a line a distance of 73.78 feet to a set iron rod;

thence N 20° 11' 10" E on a line a distance of 42.31 feet to a set iron rod marking the east-west half section line of said Section 21;

thence N 88° 47' 12" E along the east-west half section line of said Section 21 a distance of 591.37 feet to the **POINT OF BEGINNING**.

Containing in all 5.882 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 August 2025.

Prior Deed References – OR 283, Page 1487

25097-S Tract 1 Adjoiner only



PT: 1 N: 0.0000 E: 0.0000
S9°33'02"E DIST: 148.00
PT: 2 N: -145.9487 E: 24.5558
S40°22'21"W DIST: 327.00
PT: 3 N: -395.0734 E: -187.2598
S6°28'31"W DIST: 335.00
PT: 4 N: -727.9363 E: -225.0393
S28°43'03"E DIST: 116.51
PT: 5 N: -830.1155 E: -169.0572
N87°31'52"W DIST: 94.21
PT: 6 N: -826.0572 E: -263.1798
N10°23'17"E DIST: 247.25
PT: 7 N: -582.8599 E: -218.5971
N79°36'43"W DIST: 344.69
PT: 8 N: -520.7074 E: -557.6373
N17°55'12"E DIST: 75.49
PT: 9 N: -448.8796 E: -534.4099
N2°18'38"E DIST: 267.24
PT: 10 N: -181.8569 E: -523.6359
N20°47'55"W DIST: 83.33
PT: 11 N: -103.9572 E: -553.2251
N45°29'09"W DIST: 73.78
PT: 12 N: -52.2311 E: -605.8359
N20°11'10"E DIST: 42.31
PT: 13 N: -12.5199 E: -591.2360
N88°47'12"E DIST: 591.37
PT: 14 N: 0.0024 E: 0.0014

CLOSING BEARING/DISTANCE: S30°56'44"W DIST: 0.0028

MISCLOSURE: N: 0.0024 E: 0.0014

AREA: 5.882 ACRES



REFERENCE SURVEY VOL. D
PAGE 711 IN THE TAX MAP OFFICE
2025. Tract 1