

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

**LEGAL DESCRIPTION OF A 0.125 ACRE PARCEL
FOR HARRY & DEB MELROY**

Being a parcel of land situated in part of the Northwest Quarter of Section 7, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron pipe marking the north quarter post of said Section 7 and the intersection of the centerlines of Township Highway 13 and Township Highway 14;

thence on an assumed bearing of S 11° 16' 39" W along the centerline of said Township Highway 13 a distance of 366.21 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 74° 29' 27" W a distance of 30.08 feet;

thence continuing S 11° 16' 39" W along the centerline of said Township Highway 13 a distance of 39.00 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by H. & D. Melroy;

thence N 66° 46' 24" W along said H. & D. Melroy parcel a distance of 254.43 feet to a found iron pipe marking a corner of said H. & D. Melroy parcel, passing a found iron pipe a distance of 10.33 feet;

thence N 11° 16' 39" E on a line a distance of 4.74 feet to a set iron rod;

thence S 74° 29' 27" E on a line a distance of 249.60 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 219.52 feet.

Containing in all 0.125 acres of land, more or less, of which 0.025 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 2021.

Prior Deed References – DV 215, Page 709

21125-S Adjoinder only tract



PT: 1 N: 0.0000 E: 0.0000
S11°16'39"W DIST: 39.00
PT: 2 N: -38.2470 E: -7.6269
N66°46'24"W DIST: 254.43
PT: 3 N: 62.0925 E: -241.4358
N11°16'39"E DIST: 4.74
PT: 4 N: 66.7410 E: -240.5089
S74°29'27"E DIST: 249.60
PT: 5 N: -0.0002 E: 0.0026

CLOSING BEARING/DISTANCE: N85°39'44"W DIST: 0.0026

MISCHLOSURE: N: -0.0002 E: 0.0026

AREA: 0.125 ACRES



REFERENCE SURVEY VOL. B
PAGE 247 IN THE TAX MAP OFFICE
"2021"