

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

**LEGAL DESCRIPTION OF A 4.015 ACRE PARCEL
FOR BRANDON STINE**

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

Commencing at a stone marking the southeast corner of said Section 15 and the intersection of the centerlines of State Highway 103 and Township Highway 10;

thence on an assumed bearing of N 89° 24' 28" W along the centerline of said State Highway 103 a distance of 1006.16 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 00° 20' 42" E a distance of 30.00 feet;

thence continuing N 89° 24' 28" W along said State Highway 103 a distance of 319.54 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by J. J. Stober;

thence N 00° 20' 42" E along said J. J. Stober parcel a distance of 540.00 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 87° 57' 51" E on a line a distance of 319.82 feet to a set iron rod;

thence S 00° 20' 42" W on a line a distance of 554.66 feet to the **POINT OF BEGINNING**.

Containing in all 4.015 acres of land, more or less, of which 0.220 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 August 2021.

REFERENCE SURVEY VOL. B
PAGE 253 IN THE TAX MAP OFFICE
"2021"

Prior Deed References – OR 267, Page 368; OR 267, Page 370.

21080-S



PT: 1 N: 0.0000 E: 0.0000
N89°24'28"W DIST: 319.54
PT: 2 N: 3.3028 E: -319.5229
N0°20'42"E DIST: 540.00
PT: 3 N: 543.2930 E: -316.2714
N87°57'51"E DIST: 319.82
PT: 4 N: 554.6544 E: 3.3467
S0°20'42"W DIST: 554.66
PT: 5 N: 0.0045 E: 0.0069

CLOSING BEARING/DISTANCE: S57°00'45"W DIST: 0.0083

MISCLOSURE: N: 0.0045 E: 0.0069

AREA: 4.015 ACRES



REFERENCE SURVEY VOL. B
PAGE 253 IN THE TAX MAP OFFICE
"2021"