

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

**LEGAL DESCRIPTION OF A 14.071 ACRE PARCEL
FOR MACK BLACKBURN**

Being a parcel of land situated in part of the Northeast and Southeast Quarters of Section 18, T-1-S, R-15-E, being lands in the Village of Sycamore, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the centerline of State Highway 231 and the centerline of Miller Street, referenced by a found iron pipe situated S 55° 11' 16" W a distance of 47.73 feet;

thence on an assumed bearing of S 85° 02' 17" W along the centerline of said Miller Street a distance of 374.47 feet to a found P-K nail referenced by a found iron pipe situated N 26° 25' 07" E a distance of 65.53 feet;

thence S 86° 56' 01" W along the centerline of said Miller Street a distance of 57.96 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 14° 52' 33" W a distance of 30.65 feet;

thence continuing S 86° 56' 01" W along the centerline of said Miller Street a distance of 113.52 feet to a set iron rod marking a corner of a parcel of land now or currently owned by B. Latham;

thence S 04° 09' 16" E along said B. Latham parcel and a parcel now or formerly owned by W. Sowers, Sr. a distance of 628.46 feet to the centerline of Sycamore Creek marking a corner of said Sowers parcel, passing two set iron rods a distance of 307.41 feet and 540.46 feet respectively;

thence S 88° 31' 05" E along the centerline of said Sycamore Creek a distance of 148.89 feet to a point referenced by a found iron rod situated N 28° 01' 14" E a distance of 95.00 feet;

thence S 63° 50' 07" E along the centerline of said Sycamore Creek a distance of 192.02 feet to a point on the centerline of Kilborn Street, referenced by a set iron rod situated S 35° 35' 51" W a distance of 80.03 feet;

thence S 35° 35' 51" W along the centerline of Kilborn Street a distance of 155.03 feet to a set iron rod marking a corner of a parcel of land now or formerly owned by Romanko Farms, Inc., passing the aforementioned set iron rod a distance of 80.03 feet;

thence S 63° 24' 32" W along said Romanko Farms Inc. parcel a distance of 354.81 feet to a found iron rod;

thence N 36° 25' 11" W along said Romanko Farms Inc. parcel a distance of 396.00 feet to a point referenced by a set iron rod situated S 59° 32' 43" W a distance of 28.12 feet;

thence N 33° 25' 47" W along said Romanko Farms Inc. parcel a distance of 413.68 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by A. Patrizi ETUX.;

thence N 15° 38' 53" W along said Patrizi parcel a distance of 254.07 feet to a found iron rod;

thence N 00° 48' 41" E along said Patrizi parcel a distance of 99.14 feet to a set MAG nail on the centerline of Miller Street marking a corner of said Patrizi parcel referenced by aforementioned found iron rod situated S 00° 48' 41" W a distance of 99.14 feet;

thence N 50° 51' 24" E along said Patrizi parcel and a parcel of land now or formerly owned by B. Brady a distance of 522.01 feet to a found iron pipe marking a corner of said B. Brady parcel;

thence S 86° 51' 43" E along said Brady parcel a distance of 201.30 feet to a found iron pipe on the west line of a parcel of land now or formerly owned by M. Babcock and marking a corner of said Brady parcel;

thence S 00° 21' 43" E along said Babcock parcel a distance of 38.94 feet to a set iron rod;

thence S 06° 21' 42" E along said Babcock parcel a distance of 92.40 feet to a set iron rod;

thence along a circular curve to the right a distance of 201.31 feet, having a chord of 200.97 feet and a chord bearing of S 19° 45' 53" E to the **POINT OF BEGINNING.**

Containing in all 14.071 acres of land, more or less, of which 1.005 acres, 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.

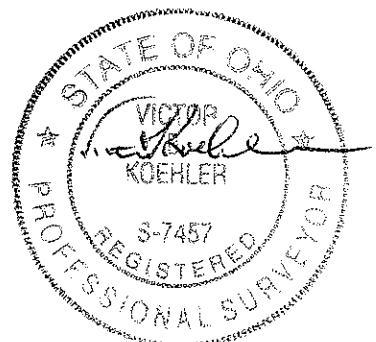
Bearings are assumed and are for angular measurement only.

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 April 2017.

Prior Deed References – DV 128, Page 607

17023-S



PT: 1 N: 0.0000 E: 0.0000
 S86°56'01"W DIST: 113.52
 PT: 2 N: -6.0725 E: -113.3575
 S4°09'16"E DIST: 628.46
 PT: 3 N: -632.8812 E: -67.8285
 S88°31'05"E DIST: 148.89
 PT: 4 N: -636.7318 E: 81.0117
 S63°50'07"E DIST: 192.02
 PT: 5 N: -721.4036 E: 253.3554
 S35°35'51"W DIST: 155.03
 PT: 6 N: -847.4626 E: 163.1143
 S63°24'32"W DIST: 354.81
 PT: 7 N: -1006.2828 E: -154.1652
 N36°25'11"W DIST: 396.00
 PT: 8 N: -687.6257 E: -389.2687
 N33°25'47"W DIST: 413.68
 PT: 9 N: -342.3840 E: -617.1707
 N15°38'53"W DIST: 254.07
 PT: 10 N: -97.7307 E: -685.7004
 N0°48'41"E DIST: 99.14
 PT: 11 N: 1.3994 E: -684.2965
 N50°51'24"E DIST: 522.01
 PT: 12 N: 330.9247 E: -279.4416
 S86°51'43"E DIST: 201.30
 PT: 13 N: 319.9052 E: -78.4435
 S0°21'43"E DIST: 38.94
 PT: 14 N: 280.9659 E: -78.1975
 S6°21'42"E DIST: 92.40
 PT: 15 N: 189.1349 E: -67.9592
 S19°45'53"E DIST: 200.97
 PT: 16 N: 0.0042 E: 0.0005

CLOSING BEARING/DISTANCE: S7°14'19"W DIST: 0.0042

MISCLOSURE: N: 0.0042 E: 0.0005

AREA: 14.071 ACRES



PROFESSIONAL SURVEYOR
S-7457
577
IN THE TAX MAP OFFICE

2017