

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

**LEGAL DESCRIPTION OF A 1.214 ACRE PARCEL
FOR D. P. 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 the intersection of the centerlines of County Highway 30 and Township
Highway 33, referenced by a found iron rod situated N 89° 24' 08" W a distance of 3.52
feet;

thence on an assumed bearing of N 01° 51' 57" W along the centerline of Township
Highway 33 a distance of 1321.34 feet to a found MAG nail marking a corner of a parcel
of land now or formerly owned by D. P. Smith, referenced by a found iron pipe situated
N 01° 51' 57" W a distance of 22.19 feet;

thence N 44° 16' 16" E along said Smith parcel a distance of 144.11 feet to a found iron
rod marking a corner of a parcel of land now or formerly owned by V. & S. Riedel,
Trustees and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 44° 16' 16" E along said Smith parcel a distance of 467.65 feet to a
set iron rod;

thence N 10° 23' 17" E along said Smith parcel a distance of 100.87 feet to a set MAG
nail referenced by a found iron pipe situated S 78° 16' 54" E a distance of 79.48 feet;

thence S 79° 36' 43" E along said Smith parcel a distance of 159.00 feet to a point,
reference by a found iron pipe situated N 80° 56' 29" W a distance of 79.56 feet;

thence S 45° 14' 00" W on a line a distance of 356.07 feet to a set iron rod;

thence S 21° 50' 33" W on a line a distance of 180.10 feet to a found iron rod marking a
corner of said V. & S. Riedel, Trustees parcel;

thence N 86° 02' 57" W along said V. & S. Riedel, Trustees parcel a distance of 181.65
feet to the **POINT OF BEGINNING**.

Containing in all 1.214 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

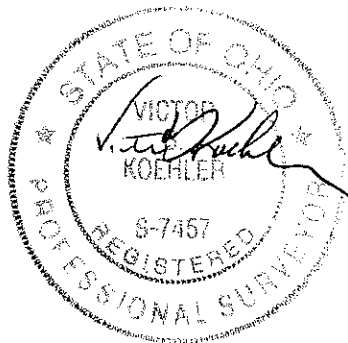
Bearings are assumed and are for angular measurement only.

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 July 2017.

Prior Deed References – OR 199, Page 575

17074-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N44°16'16"E DIST: 467.65
PT: 2 N: 334.8583 E: 326.4451
N10°23'17"E DIST: 100.87
PT: 3 N: 434.0750 E: 344.6334
S79°36'43"E DIST: 159.00
PT: 4 N: 405.4051 E: 501.0272
S45°14'00"W DIST: 356.07
PT: 5 N: 154.6530 E: 248.2245
S21°50'33"W DIST: 180.10
PT: 6 N: -12.5177 E: 181.2171
N86°02'57"W DIST: 181.65
PT: 7 N: -0.0019 E: -0.0012

CLOSING BEARING/DISTANCE: N32°45'24"E DIST: 0.0023

MISCLOSURE: N: -0.0019 E: -0.0012

AREA: 1.214 ACRES



KOEHLER SURVEYING, INC.
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LEGAL DESCRIPTION OF A 1.532 ACRE PARCEL
FOR D. P. 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 the intersection of the centerlines of County Highway 30 and Township
Highway 33, referenced by a found iron rod situated N 89° 24' 08" W a distance of 3.52
feet;

thence on an assumed bearing of N 01° 51' 57" W along the centerline of Township
Highway 33 a distance of 1343.53 feet to a found iron pipe marking a corner of a parcel
now or formerly owned by D. P. Smith and being the **POINT OF BEGINNING** of the
hereinafter described parcel;

thence continuing N 01° 51' 57" W on a line a distance of 100.00 feet to a set iron rod;

thence N 79° 40' 50" E on a line a distance of 79.04 feet to a set iron rod;

thence N 48° 36' 56" E on a line a distance of 248.70 feet to a set iron rod;

thence N 33° 31' 19" E on a line a distance of 78.97 feet to a set iron rod;

thence N 19° 26' 42" E on a line a distance of 192.69 feet to a set iron rod;

thence N 02° 17' 21" W on a line a distance of 82.19 feet to a set iron rod;

thence N 51° 48' 02" W on a line a distance of 164.14 feet to a set iron rod;

thence N 40° 58' 56" E on a line a distance of 108.73 feet to a set iron rod;

thence S 79° 36' 43" E on a line a distance of 344.69 feet to a point, passing a set iron rod
for reference a distance of 281.69 feet;

thence S 10° 23' 17" W on a line a distance of 47.25 feet to a point marking a corner of
said Smith parcel, referenced by a set iron rod situated N 79° 36' 43" W a distance of
67.80 feet;

thence N 79° 36' 43" W along said Smith parcel a distance of 175.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 67.80 feet.

thence S 10° 23' 17" W along said Smith parcel a distance of 296.00 feet to a found pipe;

thence S 44° 16' 16" W along said Smith parcel a distance of 591.51 feet to the **POINT OF BEGINNING.**

Containing in all 1.532 acres of land, more or less, of which 9.5 square feet, 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 July 2017.

Prior Deed References – OR 199, Page 575

17074-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
N1°51'57"W DIST: 100.00
PT: 2 N: 99.9470 E: -3.2559
N79°40'50"E DIST: 79.04
PT: 3 N: 114.1059 E: 74.5056
N48°36'56"E DIST: 248.70
PT: 4 N: 278.5235 E: 261.1028
N33°31'19"E DIST: 78.97
PT: 5 N: 344.3588 E: 304.7145
N19°26'42"E DIST: 192.69
PT: 6 N: 526.0580 E: 368.8614
N2°17'21"W DIST: 82.19
PT: 7 N: 608.1824 E: 365.5785
N51°48'02"W DIST: 164.14
PT: 8 N: 709.6867 E: 236.5869
N40°58'56"E DIST: 108.73
PT: 9 N: 791.7684 E: 307.8948
S79°36'43"E DIST: 344.69
PT: 10 N: 729.6160 E: 646.9350
S10°23'17"W DIST: 47.25
PT: 11 N: 683.1404 E: 638.4151
N79°36'43"W DIST: 175.00
PT: 12 N: 714.6954 E: 466.2835
S10°23'17"W DIST: 296.00
PT: 13 N: 423.5471 E: 412.9106
S44°16'16"W DIST: 591.51
PT: 14 N: -0.0005 E: 0.0044

CLOSING BEARING/DISTANCE: N83°08'09"W DIST: 0.0045

MISCLOSURE: N: -0.0005 E: 0.0044

AREA: 1.532 ACRES

