

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

**LEGAL DESCRIPTION OF A 23.242 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 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 88° 47' 12" W a distance of 65.00 feet;

thence on an assumed bearing of S 01° 35' 17" E along the east line of said Section 21 and the centerline of said State Highway 231 a distance of 66.00 feet to a found MAG nail marking the northeast corner of a parcel of land now or formerly owned by Z. & K. Riedel;

thence S 88° 47' 12" W along said Z. & K. Riedel parcel a distance of 365.00 feet to a found iron rod marking a corner of said Z. & K. Riedel parcel, passing a found iron rod a distance of 62.99 feet;

thence S 01° 35' 17" E along said Z. & K. Riedel parcel a distance of 296.53 feet to a found iron rod marking a corner of said Z. & K. Riedel parcel;

thence N 88° 47' 12" E along said Z. & K. Riedel parcel a distance of 134.27 feet to a found iron rod marking a corner of said Z. & K. Riedel parcel;

thence N 20° 30' 48" E along said Z. & K. Riedel parcel a distance of 78.15 feet to a found iron rod marking a corner of said Z. & K. Riedel parcel;

thence N 73° 45' 55" E along said Z. & K. Riedel parcel a distance of 208.08 feet to a found MAG nail, marking a corner of said Z. & K. Riedel parcel, the east line of said Section 21 and the centerline of said State Highway 231, passing a found iron rod a distance of 148.82 feet;

thence S 01° 35' 17" E along the east line of said Section 21 and the centerline of said State Highway 231 a distance of 112.46 feet to a set MAG nail on or near the centerline

of Sycamore Creek, referenced by a set iron rod situated N 76° 08' 15" W a distance of 56.88 feet;

thence S 32° 45' 10" W along the centerline of said Sycamore Creek a distance of 300.00 feet to a point, referenced by a set iron rod situated N 64° 33' 19" W a distance of 24.00 feet;

thence S 10° 36' 55" W along the centerline of said Sycamore Creek a distance of 218.00 feet to a point, referenced by a set iron rod situated N 54° 19' 41" W a distance of 93.00 feet;

thence S 51° 02' 24" W along the centerline of said Sycamore Creek a distance of 165.00 feet to a point, referenced by a set iron rod situated N 14° 12' 20" W a distance of 50.00 feet;

thence S 74° 45' 26" W along the centerline of said Sycamore Creek a distance of 308.00 feet to a point, referenced by a set iron rod situated N 00° 56' 58" W a distance of 44.00 feet;

thence N 86° 09' 13" W along the centerline of said Sycamore Creek a distance of 612.00 feet to a point, referenced by a set iron rod situated N 58° 05' 30" E a distance of 50.00 feet;

thence N 28° 43' 03" W along the centerline of said Sycamore Creek a distance of 236.00 feet to a point, referenced by a set iron rod situated S 86° 50' 38" E a distance of 47.00 feet;

thence N 06° 28' 31" E along the centerline of said Sycamore Creek a distance of 335.00 feet to a point, referenced by a set iron rod situated S 89° 32' 48" E a distance of 64.00 feet;

thence N 40° 22' 21" E along the centerline of said Sycamore Creek a distance of 327.00 feet to a point, referenced by a set iron rod situated S 88° 56' 44" E a distance of 26.00 feet;

thence N 09° 33' 02" W along the centerline of said Sycamore Creek a distance of 148.00 feet to a point on 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 1117.50 feet to the **POINT OF BEGINNING**, passing set iron rods at distances of 48.00 feet and 1052.50 feet, respectively.

Containing in all 23.242 acres of land, more or less, of which 0.280 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 2025.

Prior Deed References – OR 283, Page 1487

25097-S Tract 2



N78°31'32"E DIST: 370.49
S1°35'17"E DIST: 66.00
PT: 2 N: -65.9747 E: 1.8291
S88°47'12"W DIST: 365.00
PT: 3 N: -73.7036 E: -363.0891
S1°35'17"E DIST: 296.53
PT: 4 N: -370.1197 E: -354.8713
N88°47'12"E DIST: 134.27
PT: 5 N: -367.2765 E: -220.6314
N20°30'48"E DIST: 78.15
PT: 6 N: -294.0819 E: -193.2456
N73°45'55"E DIST: 208.08
PT: 7 N: -235.9084 E: 6.5371
S1°35'17"E DIST: 112.46
PT: 8 N: -348.3252 E: 9.6537
S32°45'10"W DIST: 300.00
PT: 9 N: -600.6290 E: -152.6509
S10°36'55"W DIST: 218.00
PT: 10 N: -814.8982 E: -192.8094
S51°02'24"W DIST: 165.00
PT: 11 N: -918.6465 E: -321.1110
S74°45'26"W DIST: 308.00
PT: 12 N: -999.6227 E: -618.2757
N86°09'13"W DIST: 612.00
PT: 13 N: -958.5687 E: -1228.8971
N28°43'03"W DIST: 236.00
PT: 14 N: -751.5968 E: -1342.2931
N6°28'31"E DIST: 335.00
PT: 15 N: -418.7339 E: -1304.5136
N40°22'21"E DIST: 327.00
PT: 16 N: -169.6092 E: -1092.6980
N9°33'02"W DIST: 148.00
PT: 17 N: -23.6605 E: -1117.2538
N88°47'12"E DIST: 1117.50
PT: 18 N: 0.0026 E: -0.0044

CLOSING BEARING/DISTANCE: S58°58'54"E DIST: 0.0051

MISCLOSURE: N: 0.0026 E: -0.0044

AREA: 23.242 ACRES



REFERENCE SURVEY VOL D
PAGE 111 IN THE TAX MAP OFFICE

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