

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 11.479 ACRE PARCEL
FOR BURKS FAMILY**

Being a parcel of land situated in part of the Southwest Quarter of Section 21, T-1-S, R-15-E, Sycamore Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found rod marking the intersection of the south line of said Section 21, the centerline of County Highway 30, the west line of the east half of the southwest quarter of said Section 21 and the centerline of Township Highway 136;

thence on an assumed bearing of N 01° 28' 00" W along the west line of the east half of the southwest quarter of said Section 21 and the centerline of Township Highway 136 a distance of 1476.13 feet to a found MAG nail marking the northeast corner of a parcel of land now or formerly owned by N. Butterman;

thence S 88° 32' 00" W along the north line of said N. Butterman parcel a distance of 227.98 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a found iron rod a distance of 20.00 feet;

thence S 88° 32' 00" W along said N. Butterman parcel a distance of 72.02 feet to a found iron rod marking the northwest corner of said N. Butterman parcel;

thence S 87° 37' 28" W on a line a distance of 400.51 feet to a set iron rod;

thence N 02° 15' 47" W on a line a distance of 364.20 feet to a set iron rod;

thence N 31° 56' 55" W on a line a distance of 138.11 feet to a set iron rod;

thence N 56° 41' 55" W on a line a distance of 292.67 feet to a set iron rod;

thence N 01° 10' 38" E on a line a distance of 142.42 feet to a set iron rod;

thence N 88° 47' 39" E on a line a distance of 406.78 feet to a set iron rod;

thence N 00° 52' 11" W on a line a distance of 382.20 feet to a set iron rod marking 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 598.67 feet to a found iron rod marking the west line of the east half of the southwest quarter of said Section 21;

thence S 01° 28' 00" E along the west line of the east half of the southwest quarter of said Section 21 a distance of 252.02 feet to a point;

thence S 83° 47' 13" W on a line a distance of 414.22 feet to a set iron rod, passing a set iron rod a distance of 65.78 feet;

thence S 29° 13' 01" W on a line a distance of 198.85 feet to a set iron rod;

thence S 12° 22' 42" E on a line a distance of 316.84 feet to a set iron rod;

thence S 38° 59' 33" E on a line a distance of 327.88 feet to a set iron rod;

thence S 12° 35' 50" E on a line a distance of 137.82 feet to the **POINT OF BEGINNING**.

Containing in all 11.479 acres of land, more or less, of which 0.242 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 September 2025.

Prior Deed References – OR 287, Page 1591

25141-S



PT: 1 N: 0.0000 E: 0.0000
S88°32'00"W DIST: 72.02
PT: 2 N: -1.8434 E: -71.9964
S87°37'28"W DIST: 400.51
PT: 3 N: -18.4443 E: -472.1622
N2°15'47"W DIST: 364.20
PT: 4 N: 345.4717 E: -486.5436
N31°56'55"W DIST: 138.11
PT: 5 N: 462.6612 E: -559.6256
N56°41'55"W DIST: 292.67
PT: 6 N: 623.3496 E: -804.2375
N1°10'38"E DIST: 142.42
PT: 7 N: 765.7396 E: -801.3115
N88°47'39"E DIST: 406.78
PT: 8 N: 774.2999 E: -394.6215
N0°52'11"W DIST: 382.20
PT: 9 N: 1156.4559 E: -400.4229
N88°47'12"E DIST: 598.67
PT: 10 N: 1169.1328 E: 198.1128
S1°28'00"E DIST: 252.02
PT: 11 N: 917.1954 E: 204.5634
S83°47'13"W DIST: 414.22
PT: 12 N: 872.3660 E: -207.2236
S29°13'01"W DIST: 198.85
PT: 13 N: 698.8142 E: -304.2859
S12°22'42"E DIST: 316.84
PT: 14 N: 389.3396 E: -236.3661
S38°59'33"E DIST: 327.88
PT: 15 N: 134.5020 E: -30.0579
S12°35'50"E DIST: 137.82
PT: 16 N: -0.0003 E: 0.0001

CLOSING BEARING/DISTANCE: N10°50'35"W DIST: 0.0003

MISCLOSURE: N: -0.0003 E: 0.0001

AREA: 11.479 ACRES



REFERENCE SURVEY VOL. C
PAGE 1952 IN THE TAX MAP OFFICE

2025