

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

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**LEGAL DESCRIPTION OF A 3.277 ACRE PARCEL  
FOR TERRY & NICOLE SHEETS**

Being a parcel of land situated in part of the Southwest Quarter of Section 17, T-1-S, R-15-E, in the Village of Sycamore, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the east right-of-way line of Griffith Street and the north right-of-way line of Saffell Avenue;

thence on an assumed bearing of N 02° 09' 00" W along the east right-of way line of said Griffith Street a distance of 700.85 feet to a point marking the northwest corner of a parcel of land now or formerly owned by L. Gurney, Etux. and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron pipe situated S 87° 30' 14" W a distance of 3.25 feet;

thence continuing N 02° 09' 00" W along the east right-of-way line of said Griffith Street a distance of 139.96 feet to a point marking a corner of a parcel of land now or formerly owned by J. Fox;

thence N 87° 51' 14" E along said J. Fox parcel a distance of 148.12 feet to a found iron rod marking a corner of said J. Fox parcel, passing a found iron rod a distance of 0.70 feet;

thence N 05° 11' 49" E along said J. Fox parcel a distance of 20.17 feet to a found iron rod marking a corner of said J. Fox parcel;

thence N 02° 06' 56" W along said J. Fox parcel a distance of 238.09 feet to a found iron rod marking a corner of said J. Fox parcel;

thence S 87° 51' 14" W along said J. Fox parcel a distance of 81.82 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by Wheeling & Lake Erie Railroad;

thence along the Wheeling & Lake Erie Railroad an arc distance of 119.45 feet on a curve to the left having a radius of 1513.82 feet, a chord of 119.42 feet and a chord bearing of N 85° 33' 32" E to a found iron rod;

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thence N 86° 44' 05" E along said Wheeling & Lake Erie Railroad a distance of 243.31 feet to a point marking a corner of a parcel of land now or formerly owned by D. Burks, Etux., referenced by a found iron pipe situated N 02° 12' 17" W a distance of 2.95 feet;

thence S 02° 11' 57" E along said D. Burks, Etux. parcel a distance of 413.54 feet to a found iron rod marking a north line of a parcel of land now or formerly owned by K. & K. Pelter, Trustees;

thence S 87° 39' 20" W along said K. & K. Pelter, Trustees parcel a distance of 9.57 feet to a found iron rod marking a corner of said K. & K. Pelter, Trustees parcel;

thence S 02° 47' 02" E along said K. & K. Pelter, Trustees parcel a distance of 22.00 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by E. Fry;

thence S 87° 39' 20" W along said E. Fry parcel a distance of 275.67 feet to a found iron rod marking the east line of said L. Gurney, Etux. parcel;

thence N 02° 34' 49" W along said L. Gurney, Etux. parcel a distance of 29.83 feet to a found iron pipe marking the north line of said L. Gurney, Etux. parcel passing a found iron rod a distance of 22.00 feet;

thence S 87° 30' 14" W along the north line of said L. Gurney, Etux. parcel a distance of 146.75 feet to the **POINT OF BEGINNING**.

Containing in all 3.277 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 June 2025.

Prior Deed References – OR 63, Page 296; OR 281, Page 898, OR 283, Page 1726

25069-S      Combination Tract



PT: 1 N: 0.0000 E: 0.0000  
N2°09'00"W DIST: 139.96  
PT: 2 N: 139.8615 E: -5.2507  
N87°51'14"E DIST: 148.12  
PT: 3 N: 145.4083 E: 142.7654  
N5°11'49"E DIST: 20.17  
PT: 4 N: 165.4953 E: 144.5924  
N2°06'56"W DIST: 238.09  
PT: 5 N: 403.4231 E: 135.8033  
S87°51'14"W DIST: 81.82  
PT: 6 N: 400.3591 E: 54.0407  
DELTA = 4°31'15" R = 1513.82 L = 119.45 CHD = 119.42 CHD BRG = N85°33'32"E  
PT: 8 N: 409.6063 E: 173.1021  
N86°44'05"E DIST: 243.31  
PT: 9 N: 423.4650 E: 416.0171  
S2°11'57"E DIST: 413.54  
PT: 10 N: 10.2296 E: 431.8860  
S87°39'20"W DIST: 9.57  
PT: 11 N: 9.8381 E: 422.3240  
S2°47'02"E DIST: 22.00  
PT: 12 N: -12.1359 E: 423.3925  
S87°39'20"W DIST: 275.67  
PT: 13 N: -23.4127 E: 147.9533  
N2°34'49"W DIST: 29.83  
PT: 14 N: 6.3870 E: 146.6103  
S87°30'14"W DIST: 146.75  
PT: 15 N: -0.0042 E: -0.0004

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CLOSING BEARING/DISTANCE: N5°44'49"E DIST: 0.0042

MISCLOSURE: N: -0.0042 E: -0.0004

AREA: 3.277 ACRES

