

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 1.652 ACRE PARCEL
FOR STEVE PHILLIPS**

Being a parcel of land situated in part of the Northeast Quarter of Section 10, T-1-S, R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the intersection of the north-south half section line of said Section 10 and the centerline of Township Highway 11;

thence on an assumed bearing of N 89° 39' 55" E along the centerline of Township Highway 11 a distance of 1019.34 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod a situated N 00° 20' 05" W a distance of 20.00 feet;

thence N 00° 20' 05" W a distance of 220.00 feet to a set iron rod, passing a set iron rod a distance of 20.00 feet;

thence N 89° 39' 55" E a distance of 327.00 feet to a set iron rod;

thence S 00° 20' 05" E a distance of 220.00 feet to a set MAG nail marking the centerline of Township Highway 11, passing a set iron rod a distance of 200.00 feet;

thence S 89° 39' 55" W along the centerline of said Township Highway 11 a distance of 327.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.652 acres of land, more or less, of which 0.150 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 July 2016.

Prior Deed References – OR 235, Page 1458

16055-S



PT: 1 N: 0.0000 E: 0.0000
N0°20'05"W DIST: 220.00
PT: 2 N: 219.9962 E: -1.2852
N89°39'55"E DIST: 327.00
PT: 3 N: 221.9066 E: 325.7092
S0°20'05"E DIST: 220.00
PT: 4 N: 1.9103 E: 326.9944
S89°39'55"W DIST: 327.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: S0°00'00"W DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 1.652 ACRES



REFERENCE SURVEY VOL. B
PAGE 154 IN THE TAX FILE OFFICE