

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

**LEGAL DESCRIPTION OF A 5.010 ACRE PARCEL
FOR BOWLING / HEILMAN**

Being a parcel of land situated in part of the Northeast Quarter of Section 4, T-2-S,
R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Eighth Post of the
Northeast Quarter of said Section 4;

thence on an assumed bearing of S 00° 07' 33" W along the centerline of Township
Highway 98 a distance of 1469.67 feet to a set MAG nail marking the center of said
Northeast Quarter and being the **POINT OF BEGINNING**, referenced by a set iron rod
situated N 89° 41' 18" W a distance of 30.00 feet;

thence continuing S 00° 07' 33" W along said centerline a distance of 798.00 feet to a set
MAG nail;

thence N 89° 41' 18" W a distance of 273.48 feet to a set iron rod, passing a set iron rod a
distance of 30.00 feet;

thence N 00° 07' 33" E a distance of 798.00 feet to a set iron rod on the east-west eighth
line of said Northeast Quarter;

thence S 89° 41' 18" E along said eighth line a distance of 273.48 feet to the **POINT OF
BEGINNING**, passing a set iron rod a distance of 243.48 feet.

Containing in all 5.010 acres of land, more or less, of which 0.550 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 March, 2004 - 2005

Prior Deed Reference - Volume 201, Page 578; Volume 169, Page 709.

05020-S

REFERENCE SURVEY VOL. C
PAGE 903 IN THE TAX MAP OFFICE
(5.010 A)

1469.47
Survey
06-13-19
TAX MAP

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**LEGAL DESCRIPTION OF A 10 FOOT WIDE INGRESS/EGRESS
EASEMENT FOR BOWLING / HEILMAN**

Being an easement over and upon a parcel of land situated in part of the Northeast Quarter of Section 4, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Eighth Post of the Northeast Quarter of said Section 4;

thence on an assumed bearing of S 00° 07' 33" W along the centerline of Township Highway 98, passing a set MAG nail a distance of 1469.47 feet, a total distance of 2135.28 feet to a point marking the centerline of an existing stone drive and being the **POINT OF BEGINNING** of a 10 foot wide ingress/egress easement centered on the following described line;

thence N 88° 18' 46" W along the centerline of said stone drive a distance of 273.58 feet to a point on the west line of a 5.010 acre parcel of land as shown on a survey for Bowling/Heilman by Victor B. Koehler in March, 2005, and being the **POINT OF TERMINATION** of said easement;

Bearings are assumed and are for angular measurement only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in March, 2004.

2005

05020-S easement

REFERENCE SURVEY VOL. C
PAGE 903 IN THE TAX MAP OFFICE

(EASEMENT)