

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

**LEGAL DESCRIPTION OF A 5.274 ACRE PARCEL
FOR TREVOR & KATIE PHOENIX**

Being a parcel of land situated in part of the Northwest Quarter of Section 23, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the west quarter post of said Section 23 and the center line of Township Highway 23, referenced by a found iron pipe situated N 00° 15' 07" W a distance of 30.00 feet;

thence on an assumed bearing of N 89° 56' 50" E along the east-west half section line of said Section 23 and the centerline of said Township Highway 23 a distance of 446.66 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by Jeremy & Amy Kloepfer and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron pipe situated N 01° 22' 49" W a distance of 30.00 feet;

thence N 01° 22' 49" W along said Jeremy & Amy Kloepfer parcel a distance of 295.44 feet to a found iron pipe marking a corner of said Jeremy & Amy Kloepfer parcel, passing the aforementioned found iron pipe a distance of 30.00 feet;

thence S 89° 42' 14" W along said Jeremy & Amy Kloepfer parcel a distance of 205.40 feet to a set iron rod;

thence N 01° 15' 03" W on a line a distance of 555.00 feet to a set iron rod;

thence N 89° 56' 50" E on a line a distance of 400.09 feet to a set iron rod;

thence S 01° 15' 03" E on a line a distance of 529.47 feet to a set iron rod;

thence S 89° 56' 50" W on a line a distance of 154.72 feet to a set iron rod;

thence S 01° 22' 49" E on a line a distance of 320.09 feet to a set MAG nail marking the east-west half section line of said Section 23 and the centerline of said Township Highway 23, passing a set iron rod a distance of 300.09 feet;

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thence S 89° 56' 50" W along the east-west half section line of said Section 23 and the centerline of Township Highway 23 a distance of 40.01 feet to the **POINT OF BEGINNING.**

Containing in all 5.274 acres of land, more or less, of which 0.018 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 2021.

Prior Deed References – DV 205, Page 319

20032-S



PT: 1 N: 5000.000000 E: 5000.000000
N1°22'49"W DIST: 295.44
PT: 2 N: 5295.354275 E: 4992.883423
S89°42'14"W DIST: 205.40
PT: 3 N: 5294.292749 E: 4787.486166
N1°15'03"W DIST: 555.00
PT: 4 N: 5849.160498 E: 4775.370835
N89°56'50"E DIST: 400.09
PT: 5 N: 5849.529040 E: 5175.460665
S1°15'03"E DIST: 529.47
PT: 6 N: 5320.185207 E: 5187.018691
S89°56'50"W DIST: 154.72
PT: 7 N: 5320.042687 E: 5032.298757
S1°22'49"E DIST: 320.09
PT: 8 N: 5000.045565 E: 5040.009104
S89°56'50"W DIST: 40.01
PT: 9 N: 5000.008710 E: 4999.999121

CLOSING BEARING/DISTANCE: S5°45'37"E DIST: 0.0088

MISCLOSURE: N: 0.008710 E: -0.0009

AREA: 5.274 ACRES



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**LEGAL DESCRIPTION OF A 40.00 FOOT WIDE
INGRESS/EGRESS EASEMENT**

Being a parcel of land situated in part of the Northwest Quarter of Section 23, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the west quarter post of said Section 23 and the center line of Township Highway 23, referenced by a found iron pipe situated N 00° 15' 07" W a distance of 30.00 feet;

thence on an assumed bearing of N 89° 56' 50" E along the east-west half section line of said Section 23 and the centerline of said Township Highway 23 a distance of 640.67 feet to a point and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 01° 15' 03" W on a line a distance of 849.54 feet to a set iron rod;

thence N 89° 56' 50" E on a line a distance of 40.00 feet to a point;

thence S 01° 15' 03" E on a line a distance of 849.54 feet to a found MAG nail marking the east-west half section line of said Section 23 and the center line of Township Highway 23;

thence S 89° 56' 50" W along the east-west half section line of said Section 23 and the centerline of Township Highway 23 a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.780 acres of land, more or less, of which 0.018 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 2021.

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20032-S Ingress/Egress Easement

