

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

**LEGAL DESCRIPTION OF A 6.686 ACRE PARCEL
FOR TED & RACHEL BEITLER**

Being a parcel of land situated in part of the Northeast Quarter of Section 16, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 16 and the centerline of County Highway 44;

thence on an assumed bearing of N 89° 33' 01" W along the north line of said Section 16 and the centerline of said County Highway 44 a distance of 816.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 04° 14' 43" W on a line a distance of 1362.99 feet to a set iron rod, passing a set iron rod a distance of 20.04 feet;

thence S 05° 10' 27" E on a line a distance of 369.12 feet to a set iron rod;

thence S 24° 10' 48" E on a line a distance of 239.50 feet to a set iron rod;

thence S 80° 34' 01" W on a line a distance of 311.41 feet to a set iron rod;

thence N 13° 46' 12" W on a line a distance of 122.19 feet to a set iron rod;

thence N 42° 33' 46" W on a line a distance of 307.74 feet to a set iron rod marking an east line of a parcel of land now or formerly owned by TMN Properties, LLC;

thence N 00° 06' 00" E along the east line of said TMN Properties, LLC parcel a distance of 295.04 feet to a set iron rod;

thence S 89° 33' 01" E on a line a distance of 372.46 feet to a set iron rod;

thence N 04° 14' 43" E on a line a distance of 1362.99 feet to a set MAG nail marking the north line of said Section 16 and the centerline of said County Highway 44, passing a set iron rod a distance of 1342.95 feet;

(6.686 A)

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"2022"

thence S 89° 33' 01" E along the north line of said Section 16 and the centerline of said County Highway 44 a distance of 40.09 feet to the **POINT OF BEGINNING**.

Containing in all 6.686 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 September 2022.

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PT: 1 N: 0.0000 E: 0.0000
S4°14'43"W DIST: 1362.99
PT: 2 N: -1359.2504 E: -100.8971
S5°10'27"E DIST: 369.12
PT: 3 N: -1726.8662 E: -67.6086
S24°10'48"E DIST: 239.50
PT: 4 N: -1945.3533 E: 30.4918
S80°34'01"W DIST: 311.41
PT: 5 N: -1996.3918 E: -276.7073
N13°46'12"W DIST: 122.19
PT: 6 N: -1877.7137 E: -305.7916
N42°33'46"W DIST: 307.74
PT: 7 N: -1651.0519 E: -513.9462
N0°06'00"E DIST: 295.04
PT: 8 N: -1356.0124 E: -513.4312
S89°33'01"E DIST: 372.46
PT: 9 N: -1358.9358 E: -140.9827
N4°14'43"E DIST: 1362.99
PT: 10 N: 0.3145 E: -40.0856
S89°33'01"E DIST: 40.09
PT: 11 N: -0.0001 E: 0.0032

CLOSING BEARING/DISTANCE: N87°29'42"W DIST: 0.0032

MISCLOSURE: N: -0.0001 E: 0.0032

AREA: 6.686 ACRES



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**LEGAL DESCRIPTION OF AN INGRESS/EGRESS EASEMENT
FOR TED & RACHEL BEITLER**

Being a parcel of land situated in part of the Northeast Quarter of Section 16, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 16 and the centerline of County Highway 44;

thence on an assumed bearing of N 89° 33' 01" W along the north line of said Section 16 and the centerline of said County Highway 44 a distance of 699.98 feet to a point on the centerline of an existing stone drive and being the **POINT OF BEGINNING** of a 20.00 foot wide easement centered on the following described line;

thence S 04° 14' 43" W along the centerline of said stone drive a distance of 774.03 feet to a point;

thence S 00° 08' 43" E along the centerline of said stone drive a distance of 150.27 feet to a point;

thence S 09° 58' 34" E along the centerline of said stone drive a distance of 94.77 feet to a point;

thence S 15° 26' 26" E along the centerline of said stone drive a distance of 116.63 feet to a point;

thence S 18° 42' 51" E along the centerline of said stone drive a distance of 280.93 feet to a point;

thence S 71° 04' 00" W along the centerline of said stone drive a distance of 22.88 feet to a point;

thence N 79° 02' 28" W along the centerline of said stone drive a distance of 279.54 feet to a point on the west line of a 6.686 acre parcel of land (per a survey performed for Ted & Rachel Beitler by Victor B. Koehler in September 2022) and being the **POINT OF TERMINATION** of said easement.

"EASEMENT"

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This easement is intended to provide a continuous 20 foot wide easement from County Highway 44 to the above referenced 6.686 acre parcel.

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 September 2022.

22116-S Easement

