

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

**LEGAL DESCRIPTION OF A 1.538 ACRE INGRESS/EGRESS EASEMENT
FOR BILS BROTHERS LLC**

Being a parcel of land situated in part of the Southeast Quarter of Section 20, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the southeast corner of said Section 20 and the centerline of Township Highway 136 and being the **POINT OF BEGINNING** of the hereinafter described easement;

thence on an assumed bearing of S 89° 53' 27" W along the south line of said Section 20 a distance of 1290.26 feet to a set iron rod;

thence N 00° 26' 50" W on a line a distance of 40.00 feet to a set iron rod;

thence S 89° 53' 27" W on a line a distance of 40.00 feet to a set iron rod marking the west line of the east half of the southeast quarter of said Section 20:

thence N 00° 26' 50" W along the west line of the east half of the southeast quarter of said Section 20 a distance of 269.21 feet to a point;

thence S 40° 31' 44" E on a line a distance of 51.29 feet to a point;

thence S 08° 00' 29" E on a line a distance of 111.84 feet to a point;

thence S 18° 35' 15" E on a line a distance of 44.39 feet to a point;

thence S 36° 26' 26" E on a line a distance of 47.80 feet to a point;

thence S 60° 46' 24" E on a line a distance of 52.71 feet to a point;

thence S 78° 29' 42" E on a line a distance of 64.31 feet to a point;

thence N 89° 53' 27" E on a line a distance of 1131.87 feet to the east line of said Section 20 and the centerline of said Township Highway 136;

(1.538
EASEMENT)

REFERENCE SURVEY VOL. D
PAGE 676 IN THE TAX MAP OFFICE
(2022)

thence S 00° 28' 46" E along the east line of said Section 20 and the centerline of said Township Highway 136 a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.538 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 January 2022.

Prior Deed References – OR 134, Page 1

21252-S Easement 2



PT: 1 N: 0.0000 E: 0.0000
S89°53'27"W DIST: 1290.26
PT: 2 N: -2.4584 E: -1290.2577
N0°26'50"W DIST: 40.00
PT: 3 N: 37.5404 E: -1290.5699
S89°53'27"W DIST: 40.00
PT: 4 N: 37.4642 E: -1330.5698
N0°26'50"W DIST: 269.21
PT: 5 N: 306.6660 E: -1332.6711
S40°31'44"E DIST: 51.29
PT: 6 N: 267.6816 E: -1299.3412
S8°00'29"E DIST: 111.84
PT: 7 N: 156.9322 E: -1283.7606
S18°35'15"E DIST: 44.39
PT: 8 N: 114.8577 E: -1269.6111
S36°26'26"E DIST: 47.80
PT: 9 N: 76.4038 E: -1241.2185
S60°46'24"E DIST: 52.71
PT: 10 N: 50.6673 E: -1195.2187
S78°29'42"E DIST: 64.31
PT: 11 N: 37.8405 E: -1132.2009
N89°53'27"E DIST: 1131.87
PT: 12 N: 39.9971 E: -0.3330
S0°28'46"E DIST: 40.00
PT: 13 N: -0.0015 E: 0.0018

CLOSING BEARING/DISTANCE: N48°51'53"W DIST: 0.0023

MISCLOSURE: N: -0.0015 E: 0.0018

AREA: 1.538 ACRES



REFERENCE SURVEY VOL. D
PAGE 676 IN THE TAX MAP OFFICE
(2022)

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

**LEGAL DESCRIPTION OF A 0.083 ACRE INGRESS/EGRESS EASEMENT
FOR BILS BROTHERS LLC**

Being a parcel of land situated in part of the Northeast Quarter of Section 29, T-2-S, R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the northeast corner of said Section 29, the centerline of Township Highway 136 and the northeast corner of a parcel of land now or formerly owned by E. Bils and being the **POINT OF BEGINNING** of the hereinafter described easement;

thence on an assumed bearing of S 00° 21' 32" E along the centerline of said Township Highway 136 and the east line of said E. Bils parcel a distance of 25.00 feet to a point;

thence S 89° 53' 27" W on a line a distance of 120.00 feet to a point;

thence N 62° 31' 51" W on a line a distance of 54.00 feet to a point being the south line of said Section 20 and the north line of said E. Bils parcel;

thence N 89° 53' 27" E along the south line of said Section 20 and the north line of said E. Bils parcel a distance of 167.76 feet to the **POINT OF BEGINNING**.

Containing in all 0.083 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 January 2022.

Prior Deed References – OR 134, Page 1

21252-S Easement 1



(0.083 A
EASEMENT)

REFERENCE SURVEY VOL. D
PAGE 676 IN THE TAX MAP OFFICE
(2022)

PT: 1 N: 0.0000 E: 0.0000
S0°21'32"E DIST: 25.00
PT: 2 N: -24.9995 E: 0.1566
S89°53'27"W DIST: 120.00
PT: 3 N: -25.2281 E: -119.8432
N62°31'51"W DIST: 54.00
PT: 4 N: -0.3195 E: -167.7552
N89°53'27"E DIST: 167.76
PT: 5 N: 0.0001 E: 0.0045

CLOSING BEARING/DISTANCE: S88°18'14"W DIST: 0.0045

MISCLOSURE: N: 0.0001 E: 0.0045

AREA: 0.083 ACRES



REFERENCE SURVEY VOL. D
PAGE 674 IN THE TAX MAP OFFICE

(2022)