

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 1.180 ACRE PARCEL
FOR KEVIN ROBISON**

Being a parcel of land situated in part of the Southwest Quarter of Section 25, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the center of said Section 25 and the centerline of Township Highway 95, referenced by a found iron rod situated S 89° 26' 31" E a distance of 20.00 feet;

thence on an assumed bearing of N 89° 26' 31" W along the east-west half section line of said Section 25 a distance of 189.70 feet to a set iron rod marking the west property line of a parcel of land now or formerly owned by R. Phillips, Etux. and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 00° 04' 21" E along said R. Phillips, Etux. parcel a distance of 159.83 feet to a found railroad spike marking the centerline of Township Highway 24, passing a found iron pipe a distance of 124.43 feet;

thence S 57° 53' 49" W along the centerline of said Township Highway 24 a distance of 262.66 feet to a set MAG nail marking the east line of a parcel of land now or formerly owned by K. Robison;

thence N 00° 05' 32" W along said K. Robison parcel a distance of 301.59 feet to a set iron rod marking the east-west half section line of said Section 25, passing a set iron rod a distance of 35.37 feet;

thence S 89° 26' 31" E along the east-west half section line of said Section 25 a distance of 222.80 feet to the **POINT OF BEGINNING**.

Containing in all 1.180 acres of land, more or less, of which 0.180 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.

REFERENCE SURVEY VOL. C
PAGE 1950 IN THE TAX MAP OFFICE

2025 Tract 1

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in June 2025.

Prior Deed References – DV 18, Page 489

25049-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
S0°04'21"E DIST: 159.83
PT: 2 N: -159.8299 E: 0.2022
S57°53'49"W DIST: 262.66
PT: 3 N: -299.4189 E: -222.2954
N0°05'32"W DIST: 301.59
PT: 4 N: 2.1707 E: -222.7808
S89°26'31"E DIST: 222.80
PT: 5 N: 0.0007 E: 0.0086

CLOSING BEARING/DISTANCE: S85°20'44"W DIST: 0.0087

MISCLOSURE: N: 0.0007 E: 0.0086

AREA: 1.180 ACRES

REFERENCE SURVEY VOL. C
PAGE 1950 IN THE TAX MAP OFFICE

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