

KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 0.035 ACRE INGRESS/EGRESS EASEMENT
FOR GEORGE PHILLIPS**

Being a parcel of land situated in part of the Northwest Quarter of Section 5, T-2-S,
R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the intersection of the north line of said Section 5,
the former Wyandot Indian Reservation line and the centerline of County Highway 4;

thence on an assumed bearing of S 00° 01' 48" E along said former Wyandot Indian
Reservation line a distance of 1407.37 feet to a set iron rod;

thence N 89° 51' 38" E on a line a distance of 191.62 feet to a point and being the
POINT OF BEGINNING of the hereinafter described easement, referenced by a set iron
rod situated N 89° 51' 38" E a distance of 64.00 feet;

thence N 53° 01' 49" E on a line a distance of 80.07 feet to a point;

thence S 00° 01' 48" E on a line a distance of 48.00 feet to a set iron rod;

thence S 89° 51' 38" W on a line a distance of 64.00 feet to the **POINT OF
BEGINNING**.

Containing in all 0.035 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 March 2025.

Prior Deed References – OR 284, Page 2150

25054-S Easement 3

REFERENCE SURVEY VOL. C

PAGE 1937 IN THE TAX MAP OFFICE

2025 Easement 3 (0.035A)

