

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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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.

PAGE 1937

IN THE TAX MAP OFFICE

2025 Easement 3 (0.035A)

