

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.198 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 the former said Wyandot Indian
Reservation line a distance of 1191.75 feet to a set iron rod and being the **POINT OF
BEGINNING** of the hereinafter described easement, passing a found iron rod a distance
of 1151.75 feet;

thence continuing along the former said Wyandot Indian Reservation line S 00° 01' 48"
E a distance of 215.62 feet to a set iron rod;

thence S 89° 51' 38" W on a line a distance of 40.00 feet to a point;

thence N 00° 01' 48" W on a line a distance of 215.62 feet to a set iron rod;

thence N 89° 51' 38" E on a line a distance of 40.00 feet to the **POINT OF
BEGINNING**.

Containing in all 0.198 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 2



REFERENCE SURVEY VOL. C
PAGE 1937 IN THE TAX MAP OFFICE

2025 Easement 2 (0.198A)