

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

**LEGAL DESCRIPTION OF A 2.594 ACRE PARCEL
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 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 00° 01' 48" E along the former Wyandot Indian Reservation line a distance of 1151.75 feet to a found iron rod marking the southwest corner of a parcel of land now or formerly owned by D. Fredritz;

thence N 89° 51' 38" E along said D. Fredritz parcel a distance of 255.62 feet to a set iron rod;

thence S 00° 01' 48" E on a line a distance of 255.62 feet to a set iron rod;

thence S 89° 51' 38" W on a line a distance of 255.62 feet to a set iron rod marking the former Wyandot Indian Reservation line;

thence N 00° 01' 48" W along the former Wyandot Indian Reservation line 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 set iron rod;

thence N 00° 01' 48" W on a line a distance of 1191.73 feet to a set MAG nail marking the north line of said Section 5 and the centerline of said County Highway 4, passing a set iron rod a distance of 1171.73 feet;

thence N 89° 50' 01" E along the north line of said Section 5 and the centerline of said County Highway 4 a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.594 acres of land, more or less, of which 0.018 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.

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



PT: 1 N: 0.0000 E: 0.0000
S0°01'48"E DIST: 1151.75
PT: 2 N: -1151.7498 E: 0.6031
N89°51'38"E DIST: 255.62
PT: 3 N: -1151.1277 E: 256.2223
S0°01'48"E DIST: 255.62
PT: 4 N: -1406.7477 E: 256.3561
S89°51'38"W DIST: 255.62
PT: 5 N: -1407.3698 E: 0.7369
N0°01'48"W DIST: 215.62
PT: 6 N: -1191.7498 E: 0.6240
S89°51'38"W DIST: 40.00
PT: 7 N: -1191.8472 E: -39.3759
N0°01'48"W DIST: 1191.73
PT: 8 N: -0.1174 E: -39.9999
N89°50'01"E DIST: 40.00
PT: 9 N: -0.0012 E: 0.0000

CLOSING BEARING/DISTANCE: N1°54'48"E DIST: 0.0012

MISCLOSURE: N: -0.0012 E: 0.0000

AREA: 2.594 ACRES



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

2025