

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 2.755 ACRE PARCEL  
FOR DAVE PHILLIPS**

Being a parcel of land situated in part of the Northwest Quarter of Section 32, T-2-S,  
R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the northwest corner of said Section 32;

thence on an assumed bearing of N 89° 58' 06" E along the north line of said Section 32  
and the centerline of County Highway 330 a distance of 633.00 feet to a set MAG nail,  
referenced by a set iron rod situated S 00° 01' 54" E a distance of 30.00 feet and being  
the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 89° 58' 06" E along said north line of said Section 32 and the  
centerline of said County Highway 330 a distance of 480.00 feet to a set MAG nail  
referenced by a set iron rod situated S 00° 01' 54" E a distance of 30.00 feet;

thence S 00° 01' 54" E on a line a distance of 250.00 feet to a set iron rod, passing the  
aforementioned set iron rod a distance of 30.00 feet;

thence S 89° 58' 06" W on a line a distance of 480.00 feet to a set iron rod;

thence N 00° 01' 54" W on a line a distance of 250.00 feet to the **POINT OF  
BEGINNING.**

Containing in all 2.755 acres of land, more or less, of which 0.331 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 June 2017.

Prior Deed References – OR 231, Page 2688



REFERENCE SURVEY VOL. B  
PAGE 182 IN THE TAX MAP OFFICE

2017

PT: 1 N: 0.0000 E: 0.0000  
N89°58'06"E DIST: 480.00  
PT: 2 N: 0.2653 E: 479.9999  
S0°01'54"E DIST: 250.00  
PT: 3 N: -249.7347 E: 480.1381  
S89°58'06"W DIST: 480.00  
PT: 4 N: -250.0000 E: 0.1382  
N0°01'54"W DIST: 250.00  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 2.755 ACRES

