

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

**LEGAL DESCRIPTION OF A 0.062 ACRE
INGRESS/EGRESS EASEMENT**

Being a parcel of land situated in part of the Northeast Quarter of Section 20, T-1-S, R-13-E, in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the southeast corner of Lot #1 of Harris Subdivision and the northeast corner of a parcel of land now or formerly owned by K. Fletcher, Trustee;

thence on an assumed bearing of S 35° 15' 46" W along the east line of said K. Fletcher, Trustee parcel a distance of 174.90 feet to a found iron rod marking the southeast corner of said K. Fletcher, Trustee parcel and the northeast corner of a parcel of land now or formerly owned by NWO Spray Foam Contractors, LLC;

thence N 54° 02' 58" W along said K. Fletcher, Trustee parcel and said NWO Spray Foam Contractors, LLC a distance of 288.54 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described easement;

thence continuing N 54° 02' 58" W along the south line of said K. Fletcher, Trustee parcel and the north line of said NWO Spray Foam Contractors, LLC a distance of 224.03 feet point;

thence N 36° 57' 01" E on a line a distance of 12.00 feet to a point;

thence S 54° 02' 58" E on a line a distance of 224.18 feet to a point;

thence S 37° 40' 53" W on a line a distance of 12.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.062 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.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in August 2023.

Prior Deed References – OR 274, Page 873

23089-S Easement



PT: 1 N: 0.0000 E: 0.0000
N54°02'58"W DIST: 224.03
PT: 2 N: 131.5251 E: -181.3576
N36°57'01"E DIST: 12.00
PT: 3 N: 141.1150 E: -174.1442
S54°02'58"E DIST: 224.18
PT: 4 N: 9.5018 E: 7.3349
S37°40'53"W DIST: 12.00
PT: 5 N: 0.0048 E: -0.0004

CLOSING BEARING/DISTANCE: S4°12'44"E DIST: 0.0048

MISCLOSURE: N: 0.0048 E: -0.0004

AREA: 0.062 ACRES



REFERENCE SURVEY VOL.

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B

IN THE TAX MAP OFFICE

2023 Easement

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

**LEGAL DESCRIPTION OF A 1.144 ACRE PARCEL
FOR KEITH FLETCHER**

Being a parcel of land situated in part of the Northeast Quarter of Section 20, T-1-S, R-13-E, in the Village of Carey, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the southeast corner of Lot #1 of Harris Subdivision and the northeast corner of a parcel of land now or formerly owned by K. Fletcher, Trustee and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 35° 15' 46" W along the east line of said K. Fletcher, Trustee parcel a distance of 174.90 feet to a found iron rod marking the southeast corner of said K. Fletcher, Trustee parcel and the northeast corner of a parcel of land now or formerly owned by NWO Spray Foam Contractors, LLC;

thence N 54° 02' 58" W along said K. Fletcher, Trustee parcel and said NWO Spray Foam Contractors, LLC parcel a distance of 288.54 feet to a set iron rod;

thence N 37° 40' 53" E on a line and along a parcel of land now or formerly owned by E. Luman, Etal. a distance of 175.07 feet to a set iron rod marking the north line of said K. Fletcher, Trustee parcel and the south line of said Lot #1 of Harris Subdivision;

thence S 54° 01' 45" E along the north line of said K. Fletcher, Trustee parcel and the south line of said Lot #1 of Harris Subdivision a distance of 281.15 feet to the **POINT OF BEGINNING**.

Containing in all 1.144 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 August 2023.

REFERENCE SURVEY VOL. B
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Prior Deed References – OR 274, Page 873

23089-S



PT: 1 N: 0.0000 E: 0.0000
S35°15'46"W DIST: 174.90
PT: 2 N: -142.8081 E: -100.9745
N54°02'58"W DIST: 288.54
PT: 3 N: 26.5900 E: -334.5546
N37°40'53"E DIST: 175.07
PT: 4 N: 165.1442 E: -227.5395
S54°01'45"E DIST: 281.15
PT: 5 N: 0.0042 E: -0.0003

CLOSING BEARING/DISTANCE: S4°19'43"E DIST: 0.0042

MISCLOSURE: N: 0.0042 E: -0.0003

AREA: 1.144 ACRES



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