

KOEHLER SURVEYING
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LEGAL DESCRIPTION OF A 5.010 ACRE PARCEL
FOR GREG & DEB PHILLIPS

Being a parcel of land situated in part of the Southeast Quarter of Section 19, T-2-S,
R-15-E, Eden Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southeast Corner of said
Section and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 90° 00' 00" W along the centerline of Township
Highway 51 a distance of 618.88 feet to a set MAG nail;

thence N 00° 00' 40" E a distance of 352.63 feet to a set iron rod, passing a set iron rod a
distance of 15.00 feet;

thence N 90° 00' 00" E a distance of 618.88 feet to a set MAG nail on the centerline of
County Highway 134, passing a set iron rod a distance 598.88 feet;

thence S 00° 00' 40" W along said centerline a distance of 352.63 feet to the **POINT OF
BEGINNING**.

Containing in all 5.010 acres of land, more or less, of which 0.375 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 July, 1999.

Prior Deed Reference – Volume 185, Page 102.

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