

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

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**LEGAL DESCRIPTION OF A 2.156 ACRE PARCEL  
FOR STEPHEN F. PHILLIPS**

Being a parcel of land situated in part of the Northwest Quarter of Section 10, T-1-S,  
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of the  
centerline of Township Highway 11 (south line of Big Springs Indian Reservation) and  
the north-south half section line of said Section 10 and being the **POINT OF  
BEGINNING**;

thence on an assumed bearing of N 90° 00' 00" W along the centerline of Township  
Highway 11 (south line of Big Springs Indian Reservation) a distance of 286.43 feet to a  
set iron rod;

thence N 00° 13' 35" W a distance of 327.92 feet to a set iron rod;

thence S 90° 00' 00" E a distance of 286.43 feet to a set iron rod on the north-south half  
section line of said Section 10;

thence S 00° 13' 35" E along said line a distance of 327.92 feet to the **POINT OF  
BEGINNING**.

Containing in all 2.156 acres of land, more or less, of which 0.132 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 May, 2004.

Prior Deed Reference – Volume 212, Page 307.

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**LEGAL DESCRIPTION OF A 0.151 ACRE EASEMENT  
FOR INGRESS/EGRESS FOR STEPHEN F. PHILLIPS**

Being a parcel of land situated in part of the Northwest Quarter of Section 10, T-1-S,  
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of the  
centerline of Township Highway 11 (south line of Big Springs Indian Reservation) and  
the north-south half section line of said Section 10 and being the **POINT OF  
BEGINNING**;

thence on an assumed bearing of N 90° 00' 00" W along the centerline of Township  
Highway 11 (south line of Big Springs Indian Reservation) a distance of 20.00 feet to a  
point;

thence N 00° 13' 35" W a distance of 327.92 feet to a point on the north line of a 2.156  
acre parcel now or formerly owned by S. F. Phillips, et ux;

thence S 90° 00' 00" E along the north line of said 2.156 acre parcel a distance of 20.00  
feet to a set iron rod on the north-south half section line of said Section 10;

thence S 00° 13' 35" E along said line a distance of 327.92 feet to the **POINT OF  
BEGINNING**.

Containing in all 0.151 acre of land, more or less, 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 May, 2004.

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Easement