

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

**LEGAL DESCRIPTION OF A 1.194 ACRE EASEMENT FOR
INGRESS/EGRESS PURPOSES FOR WILLIAM J. VENT**

Being an easement over and upon a parcel of land situated in part of the Southwest and Northwest Quarters of Section 13, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the West Quarter Post of said Section 13 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 10' 05" W along the centerline of Township Highway 108 a distance of 37.35 feet to a found MAG nail on the south line of a parcel of land currently owned by H. M. Vent;

thence N 89° 49' 55" E along the south line of said Vent parcel a distance of 675.75 feet to a point marking a corner of said Vent parcel, passing a found iron rod a distance of 30.00 feet;

thence S 00° 00' 00" W along a line of said Vent parcel a distance of 112.47 feet to point, passing a found iron rod a distance of 84.95 feet;

thence N 85° 13' 06" W a distance of 397.90 feet to a point, passing 2 set iron rods a distance of 222.70 feet and 338.55 feet respectively;

thence N 42° 50' 31" W a distance of 36.05 feet to a point;

thence N 83° 17' 14" W a distance of 80.45 feet to a set iron rod;

thence S 83° 59' 36" W a distance of 175.67 feet to a set MAG nail on the centerline of Township Highway 108, passing a set iron rod a distance of 145.51 feet;

thence N 00° 00' 00" W along said centerline a distance of 22.52 feet to the **POINT OF BEGINNING**.

Containing in all 1.194 acres of land, more or less, of which 0.040 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 – OR Volume 8, Page 855.

04050-S

Easement

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

(3.304A)

REFERENCE SURVEY VOL. C
PAGE 810 IN THE TAX MAP OFFICE

**LEGAL DESCRIPTION OF A 3.304 ACRE PARCEL
FOR WILLIAM J. VENT**

Being a parcel of land situated in part of the Southwest and Northwest Quarters of Section 13, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the West Quarter Post of said Section 13 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 10' 05" W along the centerline of Township Highway 108 a distance of 37.35 feet to a found MAG nail on the south line of a parcel of land currently owned by H. M. Vent;

thence N 89° 49' 55" E along the south line of said Vent parcel a distance of 261.37 feet to a set iron rod, passing a found iron rod a distance of 30.00 feet;

thence S 42° 50' 31" E a distance of 113.25 feet to a set iron rod;

thence S 85° 13' 06" E a distance of 115.85 feet to a set iron rod;

thence S 09° 30' 16" E a distance of 501.40 feet to a set iron rod;

thence S 82° 17' 48" W a distance of 127.66 feet to a set iron rod;

thence N 89° 07' 36" W a distance of 87.18 feet to a set iron rod;

thence N 20° 15' 23" W a distance of 119.36 feet to a set iron rod;

thence N 27° 37' 07" W a distance of 135.90 feet to a set iron rod;

thence N 00° 26' 07" E a distance of 130.57 feet to a set iron rod;

thence N 21° 13' 42" E a distance of 127.46 feet to a set iron rod;

thence N 49° 01' 35" W a distance of 120.43 feet to a set iron rod;

thence S 83° 59' 36" W a distance of 175.67 feet to a set MAG nail on the centerline of Township Highway 108, passing a set iron rod a distance of 145.51 feet;

thence N 00° 00' 00" W along said centerline a distance of 22.52 feet to the **POINT OF BEGINNING**.

Containing in all 3.304 acres of land, more or less, of which 0.040 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.

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