

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

**LEGAL DESCRIPTION OF A 3.516 ACRE PARCEL
FOR JERRY VENT**

Being a parcel of land situated in part of the Northeast Quarter of Section 16, T-2-S,
R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said Section 16;

thence on an assumed bearing of N 89° 33' 01" W along the centerline of County Highway 44 a distance of 639.67 feet to a set MAG nail and being the **POINT OF BEGINNING**;

thence S 14° 02' 31" E a distance of 1334.72 feet to a set iron rod, passing a set iron rod a distance of 20.66 feet;

thence N 75° 57' 29" E a distance of 160.00 feet to a set iron rod;

thence S 33° 52' 17" E a distance of 282.49 feet to a point on the east line of said Section 16, passing a set iron rod a distance of 269.48 feet;

thence S 00° 07' 17" W along the east line of said Section 16 a distance of 43.73 feet to a point on the centerline of the Sandusky River, referenced by a set iron rod situated N 07° 28' 50" W a distance of 55.00 feet;

thence S 48° 13' 37" W along the centerline of the Sandusky River a distance of 322.13 feet to a point;

thence N 14° 02' 31" W a distance of 1803.09 feet to a set MAG nail on the centerline of County Highway 44, passing 2 set iron rods a distance of 55.00 feet and 1782.43 feet respectively;

thence S 89° 33' 01" E along said centerline a distance of 41.31 feet to the **POINT OF BEGINNING**.

Containing in all 3.516 acres of land, more or less, of which 0.019 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 February, 2005.

Prior Deed Reference – O.R. Volume 69, Page 243.

05025-S

REFERENCE SURVEY VOL. C
PAGE 901 IN THE TAX MAP OFFICE

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**LEGAL DESCRIPTION OF AN INGRESS/EGRESS EASEMENT
FOR JERRY VENT**

Being an easement over and upon a parcel of land situated in part of the Northeast Quarter of Section 16, T-2-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Northeast Corner of said Section 16;

thence on an assumed bearing of N 89° 33' 01" W along the centerline of County Highway 44, passing 2 set MAG nails a distance of 639.67 feet and 680.98 feet respectively, a total distance of 699.98 feet to a point on the centerline of an existing stone drive and being the **POINT OF BEGINNING** of a 12 foot wide easement centered on the following described line;

thence S 04° 14' 43" W along the centerline of said stone drive a distance of 774.03 feet to a point;

thence S 00° 08' 43" W continuing along the centerline of said stone drive a distance of 150.27 feet to a point;

thence S 09° 58' 34" E continuing along the centerline of said stone drive a distance of 94.77 feet to a point;

thence S 15° 26' 26" E continuing along the centerline of said stone drive a distance of 116.63 feet to a point;

thence S 18° 42' 51" E continuing along the centerline of said stone drive a distance of 323.27 feet to a point;

thence S 73° 10' 14" E a distance of 263.82 feet to a point;

thence S 88° 42' 34" E a distance of 22.04 feet to a point;

thence N 74° 51' 59" E a distance of 28.00 feet to a point on the west line of a 3.512 acre parcel of land (per a survey performed for Jerry Vent by Victor Koehler in February, 2005) and being the **POINT OF TERMINATION** of said easement.

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 February, 2005.

05025-S Easement