

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

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**LEGAL DESCRIPTION OF A 14.601 ACRE PARCEL  
FOR DEANNA PHILLIPS**

Being a parcel of land situated in part of the Southwest Quarter of Section 31, T-1-S,  
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southwest Corner of said  
Section 31;

thence on an assumed bearing of N 00° 00' 00" W along the centerline of County Highway  
107, passing a found railroad spike a distance of 1045.15 feet, a total distance of 1963.86 feet  
to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a found iron rod  
situated N 89° 43' 46" E a distance of 25.00 feet;

thence continuing N 00° 00' 00" E along said centerline a distance of 40.00 feet to a found  
railroad spike marking the southwest corner of a parcel of land currently owned by R.  
Gottfried, et ux;

thence N 89° 43' 46" E along the south line of said Gottfried parcel and the south line of a  
parcel of land currently owned by L. Sweigard, passing a found iron rod a distance of 25.00  
feet, a total distance of 2738.58 feet to a point on the north-south half section line of said  
Section 31, referenced by a found iron rod situated S 41° 48' 50" E a distance of 0.22 feet;

thence S 00° 22' 37" E along said half section line a distance of 702.20 feet to a set iron rod;

thence S 89° 43' 46" W a distance of 795.00 feet to a set iron rod;

thence N 00° 22' 37" W a distance of 662.20 feet to a set iron rod;

thence S 89° 43' 46" W a distance of 1943.84 feet to the **POINT OF BEGINNING**.

Containing in all 14.601 acres of land, more or less, of which 0.023 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  
December, 2006.

Prior Deed Reference – Volume 215, Page 508.

06184-S Tract 2

REFERENCE SURVEY VOL. C  
PAGE 1084 IN THE TAX MAP OFFICE

TRACT # 2

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

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**LEGAL DESCRIPTION OF A 45.733 ACRE PARCEL  
FOR DEANNA PHILLIPS**

Being a parcel of land situated in part of the Southwest Quarter of Section 31, T-1-S,  
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the Southwest Corner of said  
Section 31;

thence on an assumed bearing of N 00° 00' 00" W along the centerline of County  
Highway 107 a distance of 1045.15 feet to a found railroad spike marking the northwest  
corner of a parcel of land currently owned by J. Needs and being the **POINT OF  
BEGINNING**, referenced by a found iron rod situated S 89° 42' 10" E a distance of  
25.02 feet;

thence continuing N 00° 00' 00" E along said centerline a distance of 918.71 feet to a set  
MAG nail;

thence N 89° 43' 46" E a distance of 1943.84 feet to a set iron rod, passing a set iron rod  
a distance of 25.00 feet;

thence S 00° 22' 37" E a distance of 662.20 feet to a set iron rod;

thence N 89° 43' 46" E a distance of 795.00 feet to a set iron rod on the north-south half  
section line of said Section 31;

thence S 00° 22' 37" E along said half section line a distance of 256.23 feet to a set iron  
rod marking the northeast corner of the aforementioned Needs parcel;

thence S 89° 43' 26" W along the north line of said Needs parcel a distance of 2744.89  
feet to the **POINT OF BEGINNING**.

Containing in all 45.733 acres of land, more or less, of which 0.527 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 December, 2006.

Prior Deed Reference – Volume 215, Page 508.  
06184-S Tract 1

REFERENCE SURVEY VOL. C  
PAGE 1054 IN THE TAX MAP OFFICE

**TRACT #1**