

KOEHLER SURVEYING, INC.
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LEGAL DESCRIPTION OF A 0.569 ACRE PARCEL
FOR PHIL HERRING

Being a parcel of land situated in part of the Southeast Quarter of Section 22, T-3-S,
R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the Southeast Corner of said Section 22;

thence on an assumed bearing of S 89° 13' 20" W along the centerline of Township
Highway 65 a distance of 757.96 feet to a set MAG nail marking the southeast corner of a
parcel of land currently owned by I. Bess and being the **POINT OF BEGINNING**,
referenced by a set iron rod situated N 00° 28' 42" E a distance of 25.01 feet;

thence continuing S 89° 13' 20" W along said centerline a distance of 161.00 feet to a set
MAG nail marking the southwest corner of said Bess parcel;

thence N 00° 28' 42" E a along the west line of said Bess parcel a distance of 154.01 feet
to a set iron rod marking the northwest corner of said parcel, passing a set iron rod for
reference a distance of 25.01 feet;

thence N 89° 13' 20" E along the north line of said Bess parcel a distance of 161.00 feet
to a set iron rod marking the northeast corner of said parcel;

thence S 00° 28' 42" W along the east line of said Bess parcel a distance of 154.01 feet to
the **POINT OF BEGINNING**, passing a set iron rod a distance of 129.00 feet.

Containing in all 0.569 acres of land, more or less, of which 0.092 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 June, 2011.

Prior Deed Reference – Volume 177, Page 653; Volume 25, Page 907.

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