

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

**LEGAL DESCRIPTION OF A INGRESS/EGRESS EASEMENT
FOR GREGG JOHNSON**

Being a parcel of land situated in part of the Northeast Quarter of Section 17, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 17 and the centerline of County Highway 16;

thence on an assumed bearing of S 89° 52' 59" E along the north line of said Section 17 and the centerline of said County Highway 16 a distance of 650.28 feet to a found MAG nail marking the centerline of said County Highway 16 and the former centerline of State Highway 53, referenced by a found iron rod situated S 34° 50' 30" E a distance of 68.07 feet;

thence S 08° 41' 29" E along said former centerline of State Highway 53 a distance of 476.40 feet to a found MAG nail and being the **POINT OF BEGINNING** of the hereinafter described easement;

thence N 08° 41' 29" W along said former centerline of State Highway 53 a distance of 58.37 feet to a point;

thence N 81° 18' 31" E on a line a distance of 12.00 feet to a point;

thence S 08° 41' 29" E on a line a distance of 60.00 feet to a point;

thence S 89° 01' 20" W on a line a distance of 12.11 feet to the **POINT OF BEGINNING**.

Containing in all 0.016 acres of land, more or less. The above described property being subject to all legal highways and easements of record.

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 June 2021.

"EASEMENT"
(0.016 A)

REFERENCE SURVEY VOL. C
PAGE 1805 IN THE TAX MAP OFFICE
"2021"

Prior Deed References – OR 266, Page 1619

20204-S Driveway easement



PT: 1 N: 0.0000 E: 0.0000
N8°41'29"W DIST: 58.37
PT: 2 N: 57.6997 E: -8.8204
N81°18'31"E DIST: 12.00
PT: 3 N: 59.5131 E: 3.0418
S8°41'29"E DIST: 60.00
PT: 4 N: 0.2021 E: 12.1085
S89°01'20"W DIST: 12.11
PT: 5 N: -0.0046 E: 0.0003

CLOSING BEARING/DISTANCE: N3°26'18"W DIST: 0.0046

MISCLOSURE: N: -0.0046 E: 0.0003

AREA: 0.016 ACRES



REFERENCE SURVEY VOL. C
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"2021"

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**LEGAL DESCRIPTION OF A 1.000 ACRE PARCEL
FOR GREGG JOHNSON**

Being a parcel of land situated in part of the Northeast Quarter of Section 17, T-1-S, R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 17 and the centerline of County Highway 16;

thence on an assumed bearing of S 89° 52' 59" E along the north line of said Section 17 and the centerline of said County Highway 16 a distance of 650.28 feet to a found MAG nail marking the centerline of said County Highway 16 and the former centerline of State Highway 53, referenced by a found iron rod situated S 34° 50' 30" E a distance of 68.07 feet;

thence S 08° 41' 29" E along said former centerline of State Highway 53 a distance of 476.40 feet to a found MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 89° 01' 20" E on a line a distance of 208.70 feet to a found iron pipe marking the west line of a parcel of land now or formerly owned by T. Runion, Etux., passing a found iron pipe a distance of 30.27 feet;

thence S 08° 41' 36" E along said T. Runion, Etux. parcel a distance of 210.66 feet to a found iron pipe marking a corner of said T. Runion, Etux. parcel;

thence S 89° 01' 36" W along said T. Runion, Etux. parcel a distance of 208.71 feet to a set iron rod marking the former centerline of State Highway 53;

thence N 08° 41' 29" W along the former centerline of said State Highway 53 a distance of 210.65 feet to the **POINT OF BEGINNING**.

Containing in all 1.000 acre of land, more or less, of which 0.121 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.

(TRACT 2)
(1.000 A)

REFERENCE SURVEY VOL. C
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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 2021.

Prior Deed References – OR 266, Page 1619

20204-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N89°01'20"E DIST: 208.70
PT: 2 N: 3.5614 E: 208.6696
S8°41'36"E DIST: 210.66
PT: 3 N: -204.6784 E: 240.5100
S89°01'36"W DIST: 208.71
PT: 4 N: -208.2238 E: 31.8301
N8°41'29"W DIST: 210.65
PT: 5 N: 0.0072 E: -0.0017

CLOSING BEARING/DISTANCE: S13°14'01"E DIST: 0.0074

MISCLOSURE: N: 0.0072 E: -0.0017

AREA: 1.000 ACRES



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**LEGAL DESCRIPTION OF A 1.000 ACRE PARCEL
FOR GREGG JOHNSON**

Being a parcel of land situated in part of the Northeast Quarter of Section 17, T-1-S,
R-14-E, Tymochtee Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 17 and the
centerline of County Highway 16;

thence on an assumed bearing of S 89° 52' 59" E along the north line of said Section 17
and the centerline of said County Highway 16 a distance of 650.28 feet to a found MAG
nail marking the centerline of said County Highway 16 and the former centerline of State
Highway 53, referenced by a found iron rod situated S 34° 50' 30" E a distance of 68.07
feet;

thence S 08° 41' 29" E along said former centerline of State Highway 53 a distance of
265.75 feet to a found railroad spike marking a corner of a parcel of land now or formerly
owned by G. & P. Johnson, Trustees and being the **POINT OF BEGINNING** of the
hereinafter described parcel;

thence N 89° 01' 03" E along said G. & P. Johnson, Trustees parcel a distance of 208.69
feet to a found iron pipe marking the west line of a parcel of land now or formerly owned
by T. Runion, Etux., passing a found iron pipe a distance of 30.27 feet;

thence S 08° 41' 36" E along said T. Runion, Etux. parcel a distance of 210.67 feet to a
found iron pipe;

thence S 89° 01' 20" W on a line a distance of 208.70 feet to found MAG nail marking
the former centerline of State Highway 53, passing a found iron pipe a distance of 178.43
feet;

thence N 08° 41' 29" W along the former centerline of said State Highway 53 a distance
of 210.65 feet to the **POINT OF BEGINNING**.

Containing in all 1.000 acre of land, more or less, of which 0.121 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.

"ZOZI"
(TRACT 1) (1.00A)

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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 2021.

Prior Deed References – OR 266, Page 1619

20204-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
N89°01'03"E DIST: 208.69
PT: 2 N: 3.5784 E: 208.6593
S8°41'36"E DIST: 210.67
PT: 3 N: -204.6713 E: 240.5012
S89°01'20"W DIST: 208.70
PT: 4 N: -208.2327 E: 31.8316
N8°41'29"W DIST: 210.65
PT: 5 N: -0.0017 E: -0.0002

CLOSING BEARING/DISTANCE: N6°57'50"E DIST: 0.0017

MISCLOSURE: N: -0.0017 E: -0.0002

AREA: 1.000 ACRES



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