

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

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**LEGAL DESCRIPTION OF AN INGRESS/EGRESS EASEMENT  
FOR NICK CLARK**

Being a parcel of land situated in part of the Northeast Quarter of Section 14, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 14 and the intersection of the centerlines of County Highway 44 and County Highway 108;

thence on an assumed bearing of S 00° 09' 10" E along the east line of said Section 14 and the centerline of said County Highway 108 a distance of 399.49 feet to a point and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing S 00° 09' 10" E along the east line of said Section 14 and the centerline of said County Highway 108 a distance of 36.80 feet to a point;

thence S 32° 45' 59" W on a line a distance of 386.15 feet to a point;

thence S 89° 50' 50" W on a line a distance of 23.83 feet to a point;

thence N 32° 45' 59" E on a line a distance of 430.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.187 acres of land, more or less, of which 0.025 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.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in August 2022.

Prior Deed References – DV 185, Page 923; DV 195, Page 879

22112-S      Ingress/Egress Easement



(EASEMENT  
0.187A)

REFERENCE SURVEY VOL. C  
PAGE 1850 IN THE TAX MAP OFFICE  
"2022"

PT: 1 N: 0.0000 E: 0.0000  
S0°09'10"E DIST: 36.80  
PT: 2 N: -36.7999 E: 0.0981  
S32°45'59"W DIST: 386.15  
PT: 3 N: -361.5073 E: -208.8921  
S89°50'50"W DIST: 23.83  
PT: 4 N: -361.5709 E: -232.7220  
N32°45'59"E DIST: 430.00  
PT: 5 N: 0.0094 E: 0.0005

CLOSING BEARING/DISTANCE: S2°59'35"W DIST: 0.0094

MISCLOSURE: N: 0.0094 E: 0.0005

AREA: 0.187 ACRES



REFERENCE SURVEY VOL. C

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"2022"

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**LEGAL DESCRIPTION OF A 2.519 ACRE PARCEL  
FOR NICK CLARK**

Being a parcel of land situated in part of the Northeast Quarter of Section 14, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 14 and the intersection of the centerlines of County Highway 44 and County Highway 108;

thence on an assumed bearing of S 00° 09' 10" E along the east line of said Section 14 and the centerline of said County Highway 108 a distance of 417.89 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 32° 45' 59" W a distance of 55.20 feet;

thence continuing S 00° 09' 10" E along the east line of said Section 14 and the centerline of said County Highway 108 a distance of 562.04 feet to a point marking a corner of a parcel of land now or formerly owned by Trigo, Inc., referenced by a found iron pipe situated S 89° 15' 25" E a distance of 0.20 feet;

thence N 89° 15' 25" W along said Trigo, Inc. parcel a distance of 380.34 feet to a point marking a corner of said Trigo, Inc. parcel passing a set iron rod a distance of 375.34 feet;

thence N 00° 09' 23" W along said Trigo, Inc. parcel a distance of 133.70 feet to a set iron rod;

thence N 89° 50' 50" E on a line a distance of 106.85 feet to set iron rod;

thence N 32° 45' 59" E on a line a distance of 503.18 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 447.98 feet.

Containing in all 2.519 acres of land, more or less, of which 0.371 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)  
2.519A

REFERENCE SURVEY VOL. C  
PAGE 1856 IN THE TAX MAP OFFICE

"2022"

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 August 2022.

Prior Deed References – DV 185, Page 923; DV 195, Page 879

22112-S      Tract 2



PT: 1 N: 0.0000 E: 0.0000  
S0°09'10"E DIST: 562.04  
PT: 2 N: -562.0380 E: 1.4987  
N89°15'25"W DIST: 380.34  
PT: 3 N: -557.1056 E: -378.8094  
N0°09'23"W DIST: 133.70  
PT: 4 N: -423.4061 E: -379.1743  
N89°50'50"E DIST: 106.85  
PT: 5 N: -423.1212 E: -272.3247  
N32°45'59"E DIST: 503.18  
PT: 6 N: -0.0051 E: 0.0039

CLOSING BEARING/DISTANCE: N37°42'45"W DIST: 0.0064

MISCLOSURE: N: -0.0051 E: 0.0039

AREA: 2.519 ACRES



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"2022"

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**LEGAL DESCRIPTION OF A 3.933 ACRE PARCEL  
FOR NICK CLARK**

Being a parcel of land situated in part of the Northeast Quarter of Section 14, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northeast corner of said Section 14 and the intersection of the centerlines of County Highway 44 and County Highway 108 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 00° 09' 10" E along the east line of said Section 14 and the centerline of said County Highway 108 a distance of 417.89 feet to a set MAG nail;

thence S 32° 45' 59" W on a line a distance of 503.18 feet to a set iron rod, passing a set iron rod a distance of 55.20 feet;

thence S 89° 50' 50" W on a line a distance of 106.85 feet to a set iron rod marking an east line of a parcel of land now or formerly owned by Trigo, Inc.;

thence N 00° 09' 23" W along said Trigo, Inc. parcel a distance of 164.30 feet to a point marking a corner of said Trigo, Inc. parcel passing a set iron rod a distance of 134.30 feet;

thence N 74° 07' 24" E along said Trigo, Inc. parcel a distance of 143.89 feet to point marking a corner of said Trigo, Inc. parcel, passing a set iron rod a distance of 113.89 feet;

thence N 00° 09' 23" W along said Trigo, Inc. parcel a distance of 640.58 feet to the north line of said Section 14 and the centerline of said County Highway 44, passing a found iron pipe a distance of 621.05 feet;

thence S 89° 18' 05" E along the north line of said Section 14 and the centerline of said County Highway 44 a distance of 241.88 feet to the **POINT OF BEGINNING**.

(TRACT 1)  
3.933 A

REFERENCE SURVEY VOL. C  
PAGE 1850 IN THE TAX MAP OFFICE  
"2022"

Containing in all 3.933 acres of land, more or less, of which 0.401 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 August 2022.

Prior Deed References – DV 185, Page 923; DV 195, Page 879

22112-S      Tract 1



PT: 1 N: 0.0000 E: 0.0000  
S0°09'10"E DIST: 417.89  
PT: 2 N: -417.8885 E: 1.1143  
S32°45'59"W DIST: 503.18  
PT: 3 N: -841.0046 E: -271.2143  
S89°50'50"W DIST: 106.85  
PT: 4 N: -841.2896 E: -378.0639  
N0°09'23"W DIST: 164.30  
PT: 5 N: -676.9902 E: -378.5124  
N74°07'24"E DIST: 143.89  
PT: 6 N: -637.6265 E: -240.1114  
N0°09'23"W DIST: 640.58  
PT: 7 N: 2.9511 E: -241.8598  
S89°18'05"E DIST: 241.88  
PT: 8 N: 0.0019 E: 0.0022

CLOSING BEARING/DISTANCE: S49°18'31"W DIST: 0.0029

MISCLOSURE: N: 0.0019 E: 0.0022

AREA: 3.933 ACRES



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"2022"