

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

**LEGAL DESCRIPTION OF A 0.108 ACRE
INGRESS/EGRESS EASEMENT**

Being a parcel of land situated in part of the Southeast Quarter of Section 24, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 24;

thence on an assumed bearing of N 00° 44' 30" W along the east line of said Section 24 a distance of 417.40 feet to a point;

thence S 88° 46' 55" W on a line a distance of 135.00 feet to a point and being the **POINT OF BEGINNING** of the hereinafter described easement;

thence S 88° 46' 55" W on a line a distance of 112.00 feet to a point;

thence N 01° 13' 05" W on a line a distance of 42.00 feet to a point;

thence N 88° 46' 55" E on a line a distance of 112.00 feet to a point;

thence S 01° 13' 05" E on a line a distance of 42.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.108 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 October 2022.

Prior Deed References – OR 273, Page 89

22133-S Easement



REFERENCE SURVEY VOL. C

PAGE 1860 IN THE TAX MAP OFFICE

Easement "2022"
(0.108A)

PT: 1 N: 0.0000 E: 0.0000
S88°46'55"W DIST: 112.00
PT: 2 N: -2.3808 E: -111.9747
N1°13'05"W DIST: 42.00
PT: 3 N: 39.6097 E: -112.8675
N88°46'55"E DIST: 112.00
PT: 4 N: 41.9905 E: -0.8928
S1°13'05"E DIST: 42.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.108 ACRES

REFERENCE SURVEY VOL. C
PAGE 1860 IN THE TAX MAP OFFICE

"2022"



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**LEGAL DESCRIPTION OF A 5.743 ACRE PARCEL
FOR LOGSDON ESTATE**

Being a parcel of land situated in part of the Southeast Quarter of Section 24, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 24 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 88° 46' 55" W along the south line of said Section 24 a distance of 568.48 feet to a point marking a corner of a parcel of land now or formerly owned by Carol Logsdon and Giles Logsdon, Trustees (OR 191, Pg. 1813);

thence N 00° 45' 59" W along said Carol Logsdon and Giles Logsdon, Trustees (OR 191, Pg. 1813) parcel a distance of 440.00 feet to a set iron rod, passing a found iron pipe a distance of 1.81 feet;

thence N 88° 46' 55" E on a line a distance of 568.67 feet to a set iron rod marking the east line of said Section 24;

thence S 00° 44' 30" E along the east line of said Section 24 a distance of 440.00 feet to the **POINT OF BEGINNING**.

Containing in all 5.743 acres of land, more or less, of which 0.333 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 October 2022.

Prior Deed References – OR 273, Page 89

22133-S Tract 2



REFERENCE SURVEY VOL. C

PAGE 1860 IN THE TAX MAP OFFICE

Tract 2 (5.743 A) "2022"

PT: 1 N: 0.0000 E: 0.0000
S88°46'55"W DIST: 568.48
PT: 2 N: -12.0845 E: -568.3515
N0°45'59"W DIST: 440.00
PT: 3 N: 427.8762 E: -574.2368
N88°46'55"E DIST: 568.67
PT: 4 N: 439.9647 E: -5.6953
S0°44'30"E DIST: 440.00
PT: 5 N: 0.0015 E: 0.0001

CLOSING BEARING/DISTANCE: S4°28'18"W DIST: 0.0015

MISCLOSURE: N: 0.0015 E: 0.0001

AREA: 5.743 ACRES



REFERENCE SURVEY VOL. C

PAGE 1860 IN THE TAX MAP OFFICE

"2022"

**KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 6.364 ACRE PARCEL
FOR LOGSDON ESTATE**

Being a parcel of land situated in part of the Southeast Quarter of Section 24, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 24;

thence on an assumed bearing of N 00° 44' 30" W along the east line of said Section 24 a distance of 440.00 feet to set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 88° 46' 55" W on a line a distance of 568.67 feet to a set iron rod marking the east line of a parcel of land now or formerly owned by Carol Logsdon and Giles Logsdon, Trustees (OR 191, Pg. 1813);

thence N 00° 45' 59" W along said Carol Logsdon and Giles Logsdon, Trustees (OR 191, Pg. 1813) parcel a distance of 488.31 feet to a set iron rod marking a corner of said Carol Logsdon and Giles Logsdon, Trustees (OR 191, Pg. 1813) parcel;

thence N 88° 57' 54" E along said Carol Logsdon and Giles Logsdon, Trustees (OR 191, Pg. 1813) parcel a distance of 568.87 feet to a found iron pipe marking the east line of said Section 24;

thence S 00° 44' 30" E along the east line of said Section 24 a distance of 486.49 feet to the **POINT OF BEGINNING**.

Containing in all 6.364 acres of land, more or less, of which 0.369 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 October 2022.

REFERENCE SURVEY VOL. C
PAGE 1860 IN THE TAX MAP OFFICE

Tract 1
"2022"
(6.364A)

Prior Deed References – OR 273, Page 89

22133-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
S88°46'55"W DIST: 568.67
PT: 2 N: -12.0885 E: -568.5415
N0°45'59"W DIST: 488.31
PT: 3 N: 476.1778 E: -575.0729
N88°57'54"E DIST: 568.87
PT: 4 N: 486.4534 E: -6.2958
S0°44'30"E DIST: 486.49
PT: 5 N: 0.0042 E: 0.0014

CLOSING BEARING/DISTANCE: S19°06'33"W DIST: 0.0044

MISCLOSURE: N: 0.0042 E: 0.0014

AREA: 6.364 ACRES



REFERENCE SURVEY VOL. C

PAGE 1860

IN THE TAX MAP OFFICE

"2022"