

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

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**LEGAL DESCRIPTION FOR A 25.00 FOOT WIDE  
INGRESS/EGRESS EASEMENT**

Being a parcel of land situated in part of the Northwest Quarter of Section 15, T-3-S, R-14-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 15 and the intersection of the centerlines of Township Highway 58 and Township Highway 103;

thence on an assumed bearing of S 89° 56' 41" W along the north line of said Section 15 and the centerline of said Township Highway 58 a distance of 776.07 feet to a point and being the **POINT OF BEGINNING** of a 25.00 foot wide easement centered on the following described centerline;

thence S 05° 22' 21" W on a line a distance of 742.32 feet to a point;

thence S 21° 15' 48" W on a line a distance of 121.77 feet to a point;

thence S 04° 32' 03" W on a line a distance of 192.09 feet to a point;

thence S 49° 45' 57" W on a line a distance of 95.36 feet to the **POINT OF TERMINATION**.

Bearings are assumed and are for angular measurement only.

This legal description is based upon surveys performed by Victor B. Koehler, P.S. #7457, in March 1998 and February 2020.

The purpose of this easement is to provide a continuous 25.00 foot wide ingress and egress easement to a 68.478 acre parcel as surveyed in February 2020.

20006-S Easement



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"2020"

(25' EASEMENT)

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

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**LEGAL DESCRIPTION OF A 50.048 ACRE PARCEL  
FOR RICHARD FOX ESTATE**

Being a parcel of land situated in part of the Northwest Quarter of Section 15, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the northwest corner of said Section 15 and the centerline of Township Highway 58 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 87° 28' 47" E along north line of said Section 15 and the centerline of said Township Highway 58 a distance of 2086.71 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by C. Barber, Sr. and B. Barber, referenced by a found iron rod situated S 04° 17' 21" W a distance of 30.21 feet;

thence S 04° 17' 21" W along said C. Barber, Sr. and B. Barber parcel a distance of 460.47 feet to a found iron rod marking a corner of said C. Barber, Sr. and Barbara Barber parcel, passing the aforementioned found iron rod a distance of 30.21 feet;

thence continuing S 04° 17' 21" W on a line a distance of 468.98 feet to a set iron rod;

thence S 40° 23' 25" W on a line a distance of 241.15 feet to a set iron rod;

thence S 85° 22' 13" W on a line a distance of 547.24 feet to set iron rod;

thence N 87° 58' 51" W on a line a distance of 506.20 feet to a point on the centerline of Tymochtee Creek, referenced by a set iron rod situated S 15° 41' 05" W a distance of 100.00 feet;

thence S 31° 23' 15" W along the centerline of said Tymochtee Creek a distance of 83.32 feet to a point, referenced by a set iron rod situated S 33° 03' 20" E a distance of 30.00 feet;

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"2020"  
(TRACT 1) (50.048A)

thence N 86° 58' 45" W along the centerline of said Tymochtee Creek a distance of 199.39 feet to a point, referenced by a set iron rod situated S 29° 00' 00" W a distance of 40.00 feet;

thence N 63° 28' 20" W along the centerline of said Tymochtee Creek a distance of 433.59 feet to a point, referenced by a set iron rod situated S 29° 00' 00" W a distance of 70.00 feet;

thence N 80° 37' 50" W along the centerline of said Tymochtee Creek a distance of 118.11 feet to a point, referenced by a set iron rod situated S 29° 00' 00" W a distance of 90.00 feet;

thence S 45° 20' 25" W along the centerline of said Tymochtee Creek a distance of 62.20 feet to the west line of said Section 15, referenced by a set iron rod situated S 01° 00' 00" E a distance of 35.00 feet;

thence N 01° 00' 00" W along the west line of said Section 15 a distance of 936.70 feet to the **POINT OF BEGINNING**.

Containing in all 50.048 acres of land, more or less, of which 1.436 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 February 2020.

Prior Deed References – OR 3, Page 423; OR 177, Page 361

20006-S      Tract 1



PT: 1 N: 0.0000 E: 0.0000  
N87°28'47"E DIST: 2086.71  
PT: 2 N: 91.7588 E: 2084.6916  
S4°17'21"W DIST: 929.45  
PT: 3 N: -835.0881 E: 2015.1778  
S40°23'25"W DIST: 241.15  
PT: 4 N: -1018.7595 E: 1858.9149  
S85°22'13"W DIST: 547.24  
PT: 5 N: -1062.9306 E: 1313.4605  
N87°58'51"W DIST: 506.20  
PT: 6 N: -1045.0952 E: 807.5748  
S31°23'15"W DIST: 83.32  
PT: 7 N: -1116.2225 E: 764.1798  
N86°58'45"W DIST: 199.39  
PT: 8 N: -1105.7149 E: 565.0668  
N63°28'20"W DIST: 433.59  
PT: 9 N: -912.0598 E: 177.1261  
N80°37'50"W DIST: 118.11  
PT: 10 N: -892.8316 E: 60.5918  
S45°20'25"W DIST: 62.20  
PT: 11 N: -936.5516 E: 16.3493  
N1°00'00"W DIST: 936.70  
PT: 12 N: 0.0057 E: 0.0016

CLOSING BEARING/DISTANCE: S15°44'38"W DIST: 0.0059

MISCLOSURE: N: 0.0057 E: 0.0016

AREA: 50.047 ACRES



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**KOEHLER SURVEYING, INC.**  
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**LEGAL DESCRIPTION OF A 68.478 ACRE PARCEL  
FOR RICHARD FOX ESTATE**

Being a parcel of land situated in part of the Northwest Quarter of Section 15, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the center of said Section 15 and the centerline of Township Highway 103 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 87° 34' 45" W along the east-west half section line of said Section 15 a distance of 2631.15 feet to a found stone marking the west quarter post of said Section 15;

thence N 01° 00' 00" W along the west line of said Section 15 a distance of 1709.89 feet to a point on the centerline of Tymochtee Creek, passing a set iron rod a distance of 1674.89 feet;

thence N 45° 20' 25" E along the centerline of said Tymochtee Creek a distance of 62.20 feet to a point, referenced by a set iron rod situated S 29° 00' 00" W a distance of 90.00 feet;

thence S 80° 37' 50" E along the centerline of said Tymochtee Creek a distance of 118.11 feet to point, referenced by a set iron rod situated S 29° 00' 00" W a distance of 70.00 feet;

thence S 63° 28' 20" E along the centerline of said Tymochtee Creek a distance of 433.59 feet to point, referenced by a set iron rod situated S 29° 00' 00" W a distance of 40.00 feet;

thence S 86° 58' 45" E along the centerline of said Tymochtee Creek a distance of 199.39 feet to point, referenced by a set iron rod situated S 33° 03' 20" E a distance of 30.00 feet;

thence N 31° 23' 15" E along the centerline of said Tymochtee Creek a distance of 83.32 feet to a point, referenced by a set iron rod situated S 15° 41' 05" W a distance of 100.00 feet;

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(Tract 2)  
(68.478A)

thence S 87° 58' 51" E on a line a distance of 506.20 feet to a set iron rod;

thence N 85° 22' 13" E on a line a distance of 547.24 feet to a set iron rod;

thence S 03° 47' 50" E on a line a distance of 1509.84 feet to a set iron rod;

thence N 87° 34' 45" E on a line a distance of 716.02 feet to a set MAG nail marking the north-south half section line of said Section 15 and the centerline of said Township Highway 103, passing a set iron rod a distance of 696.01 feet;

thence S 01° 00' 43" E along the north-south half section line of said Section 15 and the centerline of said Township Highway 103 a distance of 40.01 feet to the **POINT OF BEGINNING**.

Containing in all 68.478 acres of land, more or less, of which 0.018 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 February 2020.

Prior Deed References – OR 3, Page 423; OR 177, Page 361

20006-S      Tract 2



PT: 1 N: 0.0000 E: 0.0000  
S87°34'45"W DIST: 2631.15  
PT: 2 N: -111.1370 E: -2628.8018  
N1°00'00"W DIST: 1709.89  
PT: 3 N: 1598.4926 E: -2658.6435  
N45°20'25"E DIST: 62.20  
PT: 4 N: 1642.2126 E: -2614.4010  
S80°37'50"E DIST: 118.11  
PT: 5 N: 1622.9844 E: -2497.8667  
S63°28'20"E DIST: 433.59  
PT: 6 N: 1429.3293 E: -2109.9260  
S86°58'45"E DIST: 199.39  
PT: 7 N: 1418.8217 E: -1910.8130  
N31°23'15"E DIST: 83.32  
PT: 8 N: 1489.9490 E: -1867.4180  
S87°58'51"E DIST: 506.20  
PT: 9 N: 1472.1136 E: -1361.5323  
N85°22'13"E DIST: 547.24  
PT: 10 N: 1516.2847 E: -816.0779  
S3°47'50"E DIST: 1509.84  
PT: 11 N: 9.7592 E: -716.0879  
N87°34'45"E DIST: 716.02  
PT: 12 N: 40.0032 E: -0.7070  
S1°00'43"E DIST: 40.01  
PT: 13 N: -0.0006 E: -0.0004

CLOSING BEARING/DISTANCE: N31°02'40"E DIST: 0.0007

MISCLOSURE: N: -0.0006 E: -0.0004

AREA: 68.478 ACRES



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**LEGAL DESCRIPTION OF A 35.474 ACRE PARCEL  
FOR RICHARD FOX ESTATE**

Being a parcel of land situated in part of the Northwest Quarter of Section 15, T-3-S, R-13-E, Mifflin Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the center of said Section 15 and the centerline of Township Highway 103;

thence on an assumed bearing of N 01° 00' 43" W along the north-south half section line of said Section 15 and the centerline of Township Highway 103 a distance of 40.01 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 87° 34' 45" W a distance of 20.01 feet;

thence S 87° 34' 45" W on a line a distance of 716.02 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.01 feet;

thence N 03° 47' 50" W on a line a distance of 1509.84 feet to a set iron rod;

thence N 40° 23' 25" E on a line a distance of 241.15 feet to set iron rod;

thence N 04° 17' 21" E on a line a distance of 468.98 feet to found iron rod marking a corner of a parcel of land now or formerly owned by C. Barber, Sr. and B. Barber;

thence N 87° 28' 47" E along said C. Barber Sr. and B. Barber parcel a distance of 586.56 feet to found MAG nail marking the north-south half section line of said Section 15 and the centerline of said Township Highway 103, passing a found iron rod a distance of 566.55 feet;

thence S 01° 00' 43" E along the north-south half section line of said Section 15 and the centerline of said Township Highway 103 a distance of 2153.75 feet to the **POINT OF BEGINNING**.

Containing in all 35.474 acres of land, more or less, of which 0.989 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 February 2020.

Prior Deed References – OR 3, Page 423; OR 177, Page 361

20006-S      Tract 3



PT: 1 N: 0.0000 E: 0.0000  
S87°34'45"W DIST: 716.02  
PT: 2 N: -30.2439 E: -715.3810  
N3°47'50"W DIST: 1509.84  
PT: 3 N: 1476.2815 E: -815.3709  
N40°23'25"E DIST: 241.15  
PT: 4 N: 1659.9530 E: -659.1080  
N4°17'21"E DIST: 468.98  
PT: 5 N: 2127.6195 E: -624.0329  
N87°28'47"E DIST: 586.56  
PT: 6 N: 2153.4123 E: -38.0402  
S1°00'43"E DIST: 2153.75  
PT: 7 N: -0.0018 E: -0.0032

CLOSING BEARING/DISTANCE: N60°27'36"E DIST: 0.0037

MISCLOSURE: N: -0.0018 E: -0.0032

AREA: 35.474 ACRES



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