

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

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**LEGAL DESCRIPTION OF A 0.983 ACRE PARCEL  
FOR KEVIN ROBISON**

Being a parcel of land situated in part of the Northwest and Southwest Quarters of Section 25, T-1-S, R-12-E, Ridge Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the center of said Section 25 and the centerline of Township Highway 95, referenced by a found iron rod situated S 89° 26' 31" E a distance of 20.00 feet;

thence on an assumed bearing of N 89° 26' 31" W along the east-west half section line of said Section 25 a distance of 189.70 feet to a set iron rod marking the west line of a parcel of land now or formerly owned by R. Phillips, Etux. and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 00° 04' 21" E along the west line of said R. Phillips, Etux. parcel a distance of 159.83 feet to a found railroad spike marking the centerline of Township Highway 24 and the southwest corner of said R Phillips, Etux. parcel, passing a found pipe a distance of 124.43 feet;

thence S 57° 53' 49" W along the centerline of said Township Highway 24 a distance of 139.19 feet to a set MAG nail;

thence N 00° 04' 21" W on a line a distance of 399.78 feet to a set iron rod, passing a set iron rod marking the east-west half section line of said Section 25 a distance of 234.95 feet;

thence N 89° 55' 39" E on a line a distance of 118.00 feet to a found iron pipe marking the northwest corner of said R. Phillips, Etux. parcel;

thence S 00° 04' 21" E along said R. Phillips, Etux. parcel a distance of 166.13 feet to the **POINT OF BEGINNING**.

Containing in all 0.983 acres of land, more or less, of which 0.095 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.

REFERENCE SURVEY VOL. C  
PAGE 1950 IN THE TAX MAP OFFICE

2025 Tract 2

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 2025.

Prior Deed References – DV 18, Page 489; OR 137, Page 268

25049-S      Tract 2 - Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000  
S0°04'21"E DIST: 159.83  
PT: 2 N: -159.8299 E: 0.2022  
S57°53'49"W DIST: 139.19  
PT: 3 N: -233.8015 E: -117.7047  
N0°04'21"W DIST: 399.78  
PT: 4 N: 165.9782 E: -118.2106  
N89°55'39"E DIST: 118.00  
PT: 5 N: 166.1275 E: -0.2107  
S0°04'21"E DIST: 166.13  
PT: 6 N: -0.0024 E: -0.0005

CLOSING BEARING/DISTANCE: N10°49'08"E DIST: 0.0024

MISCLOSURE: N: -0.0024 E: -0.0005

AREA: 0.983 ACRES

REFERENCE SURVEY VOL. C  
PAGE 1950 IN THE TAX MAP OFFICE

2025 Tract 2

