

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

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**LEGAL DESCRIPTION OF A 2.496 ACRE PARCEL  
FOR PERRY PHILLIPS**

Being a parcel of land situated in part of the Southeast Quarter of Section 16, T-1-S,  
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the intersection of the centerlines of State  
Highway 199/23 and Township Highway 100, referenced by a found iron rod situated  
N 16° 43' 21" E a distance of 40.08 feet;

thence on an assumed bearing of N 65° 11' 04" E along the centerline of said Township  
Highway 100 a distance of 515.94 feet to a set MAG nail and being the **POINT OF  
BEGINNING** of the hereinafter described parcel;

thence N 24° 48' 56" W on a line a distance of 91.04 feet to a set iron rod, passing a set  
iron rod a distance of 30.00 feet;

thence N 64° 15' 48" E on a line a distance of 84.95 feet to a set iron rod;

thence N 24° 00' 07" E on a line a distance of 105.63 feet to a set iron rod;

thence N 16° 15' 34" W on a line a distance of 303.67 feet to a set iron rod;

thence N 68° 26' 28" E on a line a distance of 168.00 feet to a set iron rod;

thence S 24° 48' 56" E on a line a distance of 452.70 feet to a set MAG nail marking the  
centerline of said Township Highway 100, passing a set iron rod a distance of 422.70  
feet;

thence S 65° 11' 04" W along the centerline of said Township Highway 100 a distance of  
377.35 feet to the **POINT OF BEGINNING**.

Containing in all 2.496 acres of land, more or less, of which 0.260 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 2025.

Prior Deed References – OR 126, Page 227; OR 126, Page 235

25094-S



PT: 1 N: 0.0000 E: 0.0000  
N24°48'56"W DIST: 91.04  
PT: 2 N: 82.6337 E: -38.2094  
N64°15'48"E DIST: 84.95  
PT: 3 N: 119.5220 E: 38.3135  
N24°00'07"E DIST: 105.63  
PT: 4 N: 216.0184 E: 81.2804  
N16°15'34"W DIST: 303.67  
PT: 5 N: 507.5427 E: -3.7433  
N68°26'28"E DIST: 168.00  
PT: 6 N: 569.2755 E: 152.5035  
S24°48'56"E DIST: 452.70  
PT: 7 N: 158.3762 E: 342.5010  
S65°11'04"W DIST: 377.35  
PT: 8 N: 0.0030 E: -0.0059

CLOSING BEARING/DISTANCE: S63°01'26"E DIST: 0.0066

MISCLOSURE: N: 0.0030 E: -0.0059

AREA: 2.496 ACRES



REFERENCE SURVEY VOL. C

PAGE 1948 IN THE TAX MAP OFFICE

2025