

KOEHLER SURVEYING, INC.
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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.

REFERENCE SURVEY VOL. 1948 IN THE TAX MAP OFFICE

2025

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. 1948 C
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