

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

---

**LEGAL DESCRIPTION OF A 1.094 ACRE INGRESS/EGRESS EASEMENT  
FOR GEORGE PHILLIPS**

Being a parcel of land situated in part of the Northwest Quarter of Section 5, T-2-S, R-13-E, Salem Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the intersection of the north line of said Section 5, the former Wyandot Indian Reservation line and the centerline of County Highway 4 and being the **POINT OF BEGINNING** of the hereinafter described easement;

thence on an assumed bearing of S 00° 01' 48" E along the former Wyandot Indian Reservation line a distance of 1191.75 feet to a set iron rod, passing a found iron rod a distance of 1151.75 feet;

thence S 89° 51' 38" W on a line a distance of 40.00 feet to a set iron rod;

thence N 00° 01' 48" W on a line a distance of 1191.73 feet to a set MAG nail marking the north line of said Section 5 and the centerline of said County Highway 4, passing a set iron rod a distance of 1171.73 feet;

thence N 89° 50' 01" E along the north line of said Section 5 and the centerline of said County Highway 4 a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 1.094 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 March 2025.

Prior Deed References – OR 284, Page 2150

25054-S      Easement 1

REFERENCE SURVEY VOL. C  
PAGE 1937 IN THE TAX MAP OFFICE

2025      Easement 1 - (1.094A)

