

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF AN INGRESS/EGRESS EASEMENT
FOR JAMES AND JENNIFER SMALLEY**

Being a parcel of land situated in part of the Southeast Quarter of Section 9, T-3-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the east quarter post of said Section 9 and being the **POINT OF BEGINNING** of the hereinafter described ingress/egress easement;

thence on an assumed bearing of S 00° 42' 41" W along the east line of said Section 9 a distance of 340.00 feet to a point;

thence N 89° 17' 19" W on a line a distance of 24.80 feet to a point;

thence N 02° 06' 54" E on a line a distance of 40.22 feet to a set iron rod;

thence N 01° 33' 09" E on a line a distance of 260.00 feet to a set iron rod;

thence N 00° 42' 41" E on a line a distance of 40.00 feet to a set iron rod marking the east-west half section line of said Section 9;

thence S 88° 46' 20" E along the east-west half section line of said Section 9 a distance of 20.00 feet to the **POINT OF BEGINNING**.

Bearings are assumed and are for angular measurement only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in January 2025.

Prior Deed References – OR 228, Page 19; OR 227, Page 2488.

24148-S Easement



REFERENCE SURVEY VOL. C
PAGE 1929 IN THE TAX MAP OFFICE

2025 easement

PT: 1 N: 0.0000 E: 0.0000
S0°42'41"W DIST: 340.00
PT: 2 N: -339.9738 E: -4.2214
N89°17'19"W DIST: 24.80
PT: 3 N: -339.6659 E: -29.0194
N2°06'54"E DIST: 40.22
PT: 4 N: -299.4733 E: -27.5351
N1°33'09"E DIST: 260.00
PT: 5 N: -39.5687 E: -20.4910
N0°42'41"E DIST: 40.00
PT: 6 N: 0.4282 E: -19.9943
S88°46'20"E DIST: 20.00
PT: 7 N: -0.0003 E: 0.0011

CLOSING BEARING/DISTANCE: N72°11'11"W DIST: 0.0011

MISCLOSURE: N: -0.0003 E: 0.0011

AREA: 0.172 ACRES

REFERENCE SURVEY VOL. C
PAGE 1929 IN THE TAX MAP OFFICE

2025

