

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

**LEGAL DESCRIPTION OF A 0.994 ACRE INGRESS/EGRESS EASEMENT
FOR RANDY THIEL**

Being a parcel of land situated in part of the Southeast Quarter of Section 13, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the south quarter post of said Section 13, the centerline of County Highway 62 and the southwest corner of a parcel of land now or formerly owned by R. & D. Thiel and being the **POINT OF BEGINNING** of the hereinafter described easement;

thence on an assumed bearing of N 00° 14' 14" E along said R. & D. Thiel parcel a distance of 1094.70 feet to a point;

thence S 89° 26' 01" E on a line a distance of 40.00 feet to a set iron rod;

thence S 00° 14' 14" W on a line a distance of 266.02 feet to a set iron rod;

thence N 89° 45' 46" W on a line a distance of 6.00 feet to a set iron rod;

thence S 00° 14' 14" W on a line a distance of 83.00 feet to a set iron rod;

thence S 89° 45' 46" E on a line a distance of 6.00 feet to a set iron rod;

thence S 00° 14' 14" W on a line a distance of 745.63 feet to a found MAG nail marking the south line of said Section 13, the centerline of said County Highway 62 and a corner of said R. & D. Thiel parcel, passing a found iron rod a distance of 725.63 feet;

thence N 89° 30' 09" W along the south line of said Section 13, the centerline of said County Highway 62 and the south line of said R. & D. Thiel parcel a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.994 acres of land, more or less. 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 September 2025.

Prior Deed References – OR 166, Page 977

25031-S Easement



PT: 1 N: 0.0000 E: 0.0000
N0°14'14"E DIST: 1094.70
PT: 2 N: 1094.6906 E: 4.5324
S89°26'01"E DIST: 40.00
PT: 3 N: 1094.2952 E: 44.5304
S0°14'14"W DIST: 266.02
PT: 4 N: 828.2775 E: 43.4290
N89°45'46"W DIST: 6.00
PT: 5 N: 828.3023 E: 37.4291
S0°14'14"W DIST: 83.00
PT: 6 N: 745.3030 E: 37.0854
S89°45'46"E DIST: 6.00
PT: 7 N: 745.2782 E: 43.0854
S0°14'14"W DIST: 745.63
PT: 8 N: -0.3454 E: 39.9983
N89°30'09"W DIST: 40.00
PT: 9 N: 0.0019 E: -0.0002

CLOSING BEARING/DISTANCE: S7°09'13"E DIST: 0.0019

MISCLOSURE: N: 0.0019 E: -0.0002

AREA: 0.994 ACRES



REFERENCE SURVEY VOL. C
PAGE 1955 IN THE TAX MAP OFFICE

2025

Easement