

**KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 0.500 ACRE PARCEL  
FOR MIKE HETZEL**

Being a parcel of land situated in part of Lot #5 of the Donald D. Walter Subdivision in the Northeast Quarter of Section 23, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 23 and the intersection of the centerlines of Township Highway 124 and County Highway 62;

thence on an assumed bearing of S 00° 19' 50" W along the north-south half section line of said Section 23 and the centerline of said Township Highway 124 a distance of 1169.90 feet to a point marking the northwest corner of a 1.00 acre parcel of land now or formerly owned by G. Mosbarger, Etux, referenced by a found iron pipe situated S 89° 39' 51" E a distance of 24.95 feet;

thence S 89° 39' 51" E along said G. Mosbarger, Etux. parcel a distance of 208.68 feet to a found iron pipe marking the northeast corner of said G. Mosbarger, Etux. parcel and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing the aforementioned found iron pipe a distance of 24.95 feet;

thence continuing S 89° 39' 51" E on a line a distance of 104.33 feet to a set iron rod;

thence S 00° 20' 00" W on a line a distance of 208.92 feet to a set iron rod marking the south line of Lot #5 of said Donald D. Walter Subdivision;

thence N 89° 40' 10" W along the south line of said Lot #5 of Donald D. Walter Subdivision a distance of 104.33 feet to a set iron rod marking the southeast corner of said G. Mosbarger, Etux. parcel;

thence N 00° 20' 00" E along the east line of said G. Mosbarger, Etux. parcel a distance of 208.93 feet to the **POINT OF BEGINNING**.

Containing in all 0.500 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 August 2019.

Prior Deed References – OR 131, Page 537, OR 220, Page 850

19122-S



PT: 1 N: 0.0000 E: 0.0000  
S89°39'51"E DIST: 104.33  
PT: 2 N: -0.6115 E: 104.3282  
S0°20'00"W DIST: 208.92  
PT: 3 N: -209.5280 E: 103.1128  
N89°40'10"W DIST: 104.33  
PT: 4 N: -208.9261 E: -1.2155  
N0°20'00"E DIST: 208.93  
PT: 5 N: 0.0004 E: 0.0000

CLOSING BEARING/DISTANCE: S0°20'13"W DIST: 0.0004

MISCLOSURE: N: 0.0004 E: 0.0000

AREA: 0.500 ACRES



REFERENCE SURVEY VOL. B  
PAGE 20 IN THE TAX MAP OFFICE  
"2019"