

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

LEGAL DESCRIPTION OF A 5.386 ACRE PARCEL
FOR TREVOR BOWMAN

Being a parcel of land situated in part of the Southeast Quarter of Section 34, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the southeast corner of said Section 34 and the centerline of Township Highway 125;

thence on an assumed bearing of N 00° 21' 22" W along the east line of said Section 34 and the centerline of said Township Highway 125 a distance of 15.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 89° 38' 38" W a distance of 30.00 feet;

thence S 89° 38' 38" W on a line a distance of 600.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 30.00 feet;

thence N 00° 21' 22" W on a line a distance of 391.00.00 feet to a set iron rod;

thence N 89° 38' 38" E on a line a distance of 600.00 feet to a set MAG nail marking the east line of said Section 34 and the centerline of said Township Highway 125, passing a set iron rod a distance of 570.00 feet;

thence S 00° 21' 22" E along the east line of said Section 34 and the centerline of said Township Highway 125 a distance of 391.00 feet to the **POINT OF BEGINNING**.

Containing in all 5.386 acres of land, more or less, of which 0.269 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 May 2021.

Prior Deed References – OR 110, Page 1009; OR 123, Page 405

21089-S



PT: 1 N: 0.0000 E: 0.0000
S89°38'38"W DIST: 600.00
PT: 2 N: -3.7292 E: -599.9884
N0°21'22"W DIST: 391.00
PT: 3 N: 387.2633 E: -602.4186
N89°38'38"E DIST: 600.00
PT: 4 N: 390.9924 E: -2.4302
S0°21'22"E DIST: 391.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: S0°00'00"W DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 5.386 ACRES



REFERENCE SURVEY VOL B
PAGE 250 IN THE TAX MAP OFFICE

"2021"