

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

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**LEGAL DESCRIPTION OF A 2.501 ACRE PARCEL  
FOR JASON & JESSICA O'FLAHERTY**

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

Commencing at a found stone marking the southwest corner of said Section 14 and the intersection of the centerlines of Township Highway 60 and County Highway 62;

thence on an assumed bearing of N 90° 00' 00" E along the centerline of said County Highway 62 a distance of 280.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 00° 13' 34" W a distance of 20.00 feet;

thence N 00° 13' 34" W on a line a distance of 351.00 feet to a set iron rod passing the aforementioned set iron rod a distance of 20.00 feet;

thence N 73° 21' 07" E on a line a distance of 10.43 feet to a set iron rod;

thence N 00° 08' 28" W on a line a distance of 128.99 feet to a set iron rod;

thence N 90° 00' 00" E on a line a distance of 221.70 feet to a set iron rod marking the west line of a parcel of land now or formerly owned by L. Montgomery, Jr. Etux.;

thence S 00° 38' 08" W along said L. Montgomery, Jr. Etux. parcel a distance of 483.00 feet to a found MAG nail marking the south line of said Section 14 and the centerline of said County Highway 62, passing a found iron rod a distance of 463.00 feet;

thence S 90° 00' 00" W along the south line of said Section 14 and the centerline of said County Highway 62 a distance of 224.63 feet to the **POINT OF BEGINNING**.

Containing in all 2.501 acres of land, more or less, of which 0.103 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.

REFERENCE SURVEY VOL.

PAGE

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*"2020"*

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 2020.

Prior Deed References – OR 261, Page 1234

20099-S



PT: 1 N: 0.0000 E: 0.0000  
N0°13'34"W DIST: 351.00  
PT: 2 N: 350.9973 E: -1.3852  
N73°21'07"E DIST: 10.43  
PT: 3 N: 353.9854 E: 8.6076  
N0°08'28"W DIST: 128.99  
PT: 4 N: 482.9750 E: 8.2899  
N90°00'00"E DIST: 221.70  
PT: 5 N: 482.9750 E: 229.9899  
S0°38'08"W DIST: 483.00  
PT: 6 N: 0.0047 E: 224.6324  
S90°00'00"W DIST: 224.63  
PT: 7 N: 0.0047 E: 0.0024

CLOSING BEARING/DISTANCE: S26°36'46"W DIST: 0.0053

MISCLOSURE: N: 0.0047 E: 0.0024

AREA: 2.501 ACRES



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