

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

**LEGAL DESCRIPTION OF A 0.430 ACRE PARCEL
FOR MATT CHATLAIN**

Being a parcel of land situated in part of the Southwest Quarter of Section 32, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the center of said Section 32 and the centerline of State Highway 294;

thence on an assumed bearing of S 89° 29' 02" W along the east-west half section line of said Section 32 and the centerline of said State Highway 294 a distance of 44.31 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by Janet E. & Steven C. Anderson, Trustees, and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 00° 42' 33" E along said Janet E. & Steven C. Anderson, Trustees parcel a distance of 275.00 feet to a found iron rod marking a corner of said Janet E. & Steven C. Anderson, Trustees parcel, passing a found iron rod a distance of 30.00 feet;

thence S 89° 29' 02" W on a line a distance of 68.14 feet to a set iron rod;

thence N 00° 42' 33" W on a line a distance of 275.00 feet to a set MAG nail marking the east-west half section line of said Section 32 and the centerline of said State Highway 294, passing a set iron rod a distance of 245.00 feet;

thence N 89° 29' 02" E along the east-west half section line of said Section 32 and the centerline of said State Highway 294 a distance of 68.14 feet to the **POINT OF BEGINNING**.

Containing in all 0.430 acres of land, more or less, of which 0.047 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.

(TRACT 1)
(0.430A)

REFERENCE SURVEY VOL. C
PAGE 1802 IN THE TAX MAP OFFICE

"2021"

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in June 2021.

Prior Deed References – OR 255, Page 1582

21020-S Tract 1 Adjoiner only tract.



PT: 1 N: 0.0000 E: 0.0000
S0°42'33"E DIST: 275.00
PT: 2 N: -274.9789 E: 3.4037
S89°29'02"W DIST: 68.14
PT: 3 N: -275.5927 E: -64.7336
N0°42'33"W DIST: 275.00
PT: 4 N: -0.6138 E: -68.1372
N89°29'02"E DIST: 68.14
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.430 ACRES



REFERENCE SURVEY VOL. C
PAGE 1802 IN THE TAX MAP OFFICE
"2021"

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

**LEGAL DESCRIPTION OF A 0.430 ACRE PARCEL
FOR MATT CHATLAIN**

Being a parcel of land situated in part of the Southeast Quarter of Section 32, T-3-S,
R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the center of said Section 32 and the centerline of
State Highway 294;

thence on an assumed bearing of N 89° 17' 27" E along the east-west half section line of
said Section 32 and the centerline of said State Highway 294 a distance of 155.69 feet to
a found MAG nail marking a corner of a parcel of land now or formerly owned by Janet
E. & Steven C. Anderson, Trustees;

thence S 00° 42' 33" E along said Janet E. & Steven C. Anderson, Trustees parcel a
distance of 200.00 feet to a found iron pipe marking a corner of said Janet E. & Steven C.
Anderson, Trustees parcel and being the **POINT OF BEGINNING** of the hereinafter
described parcel, passing a found iron pipe a distance of 30.00 feet;

thence N 89° 17' 27" E along said Janet E. & Steven C. Anderson, Trustees parcel a
distance of 250.00 feet to a found iron pipe marking a corner of said Janet E. & Steven C.
Anderson, Trustees parcel;

thence S 00° 42' 33" E along said Janet E. & Steven C. Anderson, Trustees parcel a
distance of 75.00 feet to a found iron rod marking a corner of said Janet E. & Steven C.
Anderson, Trustees parcel;

thence S 89° 18' 36" W along said Janet E. & Steven C. Anderson, Trustees parcel a
distance of 250.00 feet to a set iron rod;

thence N 00° 42' 33" W on a line a distance of 74.92 feet to the **POINT OF
BEGINNING.**

Containing in all 0.430 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.

(TRACT 2)
(0.430A)

REFERENCE SURVEY VOL. C
PAGE 1802 IN THE TAX MAP OFFICE
"2021"

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 June 2021.

Prior Deed References – OR 221, Page 156

21020-S Tract 2 Adjoiner only tract.



PT: 1 N: 0.0000 E: 0.0000
N89°17'27"E DIST: 250.00
PT: 2 N: 3.0942 E: 249.9809
S0°42'33"E DIST: 75.00
PT: 3 N: -71.9000 E: 250.9091
S89°18'36"W DIST: 250.00
PT: 4 N: -74.9106 E: 0.9273
N0°42'33"W DIST: 74.92
PT: 5 N: 0.0036 E: 0.0000

CLOSING BEARING/DISTANCE: S0°29'18"E DIST: 0.0036

MISCLOSURE: N: 0.0036 E: 0.0000

AREA: 0.430 ACRES



REFERENCE SURVEY VOL. C

PAGE 1802 IN THE TAX MAP OFFICE

"2021"