

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 8.634 ACRE PARCEL
FOR ELWOOD SMITH**

Being a parcel of land situated in part of the Southeast Quarter of Section 4, T-4-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the south line of said Section 4 (SV 5, Page 358) and the centerline of County Highway 119 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 89° 04' 38" W along the south line of said Section 4 and the north line of a parcel of land now or formerly owned by John Hancock Mutual Life Insurance Company a distance of 435.44 feet to a found iron rod marking a corner of said John Hancock Mutual Life Insurance Company parcel, passing a found iron rod a distance of 30.00 feet;

thence N 00° 53' 37" E along said John Hancock Mutual Life Insurance Company a distance of 883.44 feet to a set iron rod;

thence N 77° 23' 29" E on a line a distance of 357.86 feet to a set MAG nail marking the centerline of said County Highway 119, passing a set iron rod a distance of 327.68 feet;

thence S 06° 21' 57" E along the centerline of said County Highway 119 a distance of 666.16 feet to a found railroad spike, referenced by a set iron rod situated S 86° 56' 50" W a distance of 30.05 feet;

thence S 00° 16' 41" W along the centerline of said County Highway 119 a distance of 306.41 feet to the **POINT OF BEGINNING**.

Containing in all 8.634 acres of land, more or less, of which 0.667 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.

(2022)

REFERENCE SURVEY VOL. C
PAGE 1842 IN THE TAX MAP OFFICE

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in May 2022.

Prior Deed References – DV 180, Page 548; OR 269, Page 1896

21218-S



PT: 1 N: 0.0000 E: 0.0000
N89°04'38"W DIST: 435.44
PT: 2 N: 7.0127 E: -435.3835
N0°53'37"E DIST: 883.44
PT: 3 N: 890.3452 E: -421.6056
N77°23'29"E DIST: 357.86
PT: 4 N: 968.4625 E: -72.3757
S6°21'57"E DIST: 666.16
PT: 5 N: 306.4099 E: 1.4856
S0°16'41"W DIST: 306.41
PT: 6 N: 0.0035 E: -0.0014

CLOSING BEARING/DISTANCE: S21°17'46"E DIST: 0.0037

MISCLOSURE: N: 0.0035 E: -0.0014

AREA: 8.634 ACRES



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