

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

**LEGAL DESCRIPTION OF A 0.187 ACRE PARCEL
FOR O'FLAHERTY/MILLER**

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 south line of said Section 14 and the centerline of said County Highway 62 a distance of 240.00 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by J. O'Flaherty, Etux. and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron pipe situated N 00° 31' 45" W a distance of 20.13 feet;

thence N 00° 13' 34" W along said J. O'Flaherty, Etux. parcel a distance of 338.55 feet to a set iron rod;

thence N 89° 53' 32" E on a line a distance of 24.00 feet to a set iron rod;

thence S 00° 13' 34" E on a line a distance of 338.59 feet to a set MAG nail marking the south line of said Section 14 and the centerline of said County Highway 62, passing a set iron rod a distance of 318.59 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 24.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.187 acres of land, more or less, of which 0.011 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 July 2024

C

REFERENCE SURVEY VOL.

PAGE 1916 IN THE TAX MAP OFFICE

2024

Tract 2

Prior Deed References – OR 261, Page 1234

23152-S Tract 2 Adjoinder only tract



PT: 1 N: 0.0000 E: 0.0000
N0°13'34"W DIST: 338.55
PT: 2 N: 338.5474 E: -1.3360
N89°53'32"E DIST: 24.00
PT: 3 N: 338.5925 E: 22.6639
S0°13'34"E DIST: 338.59
PT: 4 N: 0.0051 E: 24.0001
S90°00'00"W DIST: 24.00
PT: 5 N: 0.0051 E: 0.0001

CLOSING BEARING/DISTANCE: S1°17'04"W DIST: 0.0051

MISCLOSURE: N: 0.0051 E: 0.0001

AREA: 0.187 ACRES



REFERENCE SURVEY VOL.
PAGE 1914 IN THE TAX MAP OFFICE

C

2024 Tract 2

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

**LEGAL DESCRIPTION OF A 0.134 ACRE PARCEL
FOR O'FLAHERTY/MILLER**

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 00° 14' 12" E along the west line of said Section 14 and the centerline of said Township Highway 60 a distance of 338.10 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 89° 53' 32" E a distance of 15.00 feet;

thence continuing N 00° 14' 12" E along the west line of said Section 14 and the centerline of said Township Highway 60 a distance of 24.83 feet to a point marking the northwest corner of a parcel of land now or formerly owned by G. Miller & R. Fry, referenced by a found railroad spike situated S 90° 00' 00" W a distance of 2.93 feet;

thence N 90° 00' 00" E along said G. Miller & R. Fry parcel a distance of 237.07 feet to a point marking the northeast corner of said G. Miller & R. Fry parcel, passing a found iron pipe a distance of 236.57 feet;

thence S 00° 13' 34" E along the east line of said G. Miller & R. Fry parcel a distance of 24.38 feet to a set iron rod;

thence S 89° 53' 32" W on a line a distance of 237.27 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 222.27 feet.

Containing in all 0.134 acres of land, more or less, of which 0.009 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.

REFERENCE SURVEY VOL.

C

PAGE

1916

IN THE TAX MAP OFFICE

2024

Tract 1

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in July 2024

Prior Deed References – OR 57, Page 163

23152-S Tract 1 Adjoinder only tract



PT: 1 N: 0.0000 E: 0.0000
N0°14'12"E DIST: 24.83
PT: 2 N: 24.8298 E: 0.1026
N90°00'00"E DIST: 237.07
PT: 3 N: 24.8298 E: 237.1726
S0°13'34"E DIST: 24.38
PT: 4 N: 0.4500 E: 237.2688
S89°53'32"W DIST: 237.27
PT: 5 N: 0.0037 E: -0.0008

CLOSING BEARING/DISTANCE: S12°25'04"E DIST: 0.0037

MISCLOSURE: N: 0.0037 E: -0.0008

AREA: 0.134 ACRES



REFERENCE SURVEY VOL.
PAGE 1916 IN THE TAX MAP OFFICE
2024 Tract 1

C