

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

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**LEGAL DESCRIPTION OF A 103.009 ACRE PARCEL  
FOR MARY MAHAFFEY**

Being a parcel of land situated in part of the Northeast and Northwest Quarters of Section 33, T-3-S, R-14-E, Pitt Township, Village of Harpster, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the northwest corner of said Section 33 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 89° 51' 55" E along the north line of said Section 33 a distance of 2366.62 feet to a set MAG nail marking west right-of-way line of the CSX Railroad, passing a set iron rod a distance of 2344.41 feet;

thence S 28° 56' 02" E along the said west right-of-way line of the CSX Railroad a distance of 32.25 feet to a point marking the centerline of said County Highway 119, referenced by the aforementioned set iron rod situated N 53° 18' 35" W a distance of 47.15 feet;

thence S 13° 47' 53" E along the centerline of said County Highway 119 a distance of 1087.88 feet to a set MAG nail marking a corner of a parcel of land now or formerly owned by S. Burns, referenced by a set iron rod situated S 76° 12' 07" W a distance of 30.00 feet;

thence S 76° 12' 07" W along said S. Burns parcel a distance of 200.00 feet to a set iron rod marking a corner of said S. Burns parcel, passing the aforementioned set iron rod a distance of 30.00 feet;

thence S 13° 47' 53" E along said S. Burns parcel and parcels of land now or formerly owned by L. Weatherholtz and J. Frey & J. Greenwich a distance of 572.49 feet to a set iron rod marking the north line of a parcel of land now or formerly owned by A. Jones & J. Rall;

thence S 89° 34' 15" W along the north line of said A. Jones & J. Rall parcel a distance of 31.14 feet to set iron rod marking a corner of said A. Jones & J. Rall parcel;

thence S 13° 42' 19" E along said A. Jones & J. Rall parcel a distance of 245.00 feet to a set iron rod marking a corner of said A. Jones & J. Rall parcel;

thence N 76° 22' 40" E along said A. Jones & J. Rall parcel a distance of 230.00 feet to a set MAG nail marking the centerline of Cherokee Street, passing a set iron rod a distance of 200.00 feet;

thence S 13° 37' 20" E along the centerline of said Cherokee Street a distance of 278.80 feet to a found railroad spike marking a corner of a parcel of land now or formerly owned by T. Rose, Jr. & T. Wymer, referenced by a found iron pipe situated S 89° 52' 38" W a distance of 30.00 feet;

thence S 89° 52' 38" W along said T. Rose, Jr. & T. Wymer parcel a distance of 463.57 feet to a found iron pipe marking a corner of said T. Rose, Jr. & T. Wymer parcel, passing the aforementioned found iron pipe a distance of 30.00 feet;

thence S 02° 15' 12" E along said T. Rose, Jr. & T. Wymer parcel a distance of 507.07 feet to a set MAG nail marking the east-west half section line of said Section 33, passing a found iron pipe a distance of 479.36 feet;

thence S 89° 49' 44" W along the east-west half section line of said Section 33 a distance of 1165.95 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by C. Noggle, Etux. referenced by a found iron rod situated N 00° 30' 46" E a distance of 30.00 feet;

thence N 00° 30' 46" E along said C. Noggle, Etux. parcel a distance of 1722.82 feet to a found iron rod marking a corner of said C. Noggle, Etux. parcel, passing the aforementioned found iron rod a distance of 30.00 feet;

thence N 89° 24' 52" W along said C. Noggle, Etux parcel a distance of 1316.22 feet to a found iron rod marking the west line of Section 33;

thence N 00° 38' 30" E along the west line of said Section 33 a distance of 912.87 feet to the **POINT OF BEGINNING**.

Containing in all 103.009 acres of land, more or less, of which 1.013 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 April 2021.

Prior Deed References – DV 191, Page 658, DV 191, Page 661, OR 12, Page 784, OR  
46, Page 589

21062-S



PT: 1 N: 0.0000 E: 0.0000  
N89°51'55"E DIST: 2366.62  
PT: 2 N: 5.5647 E: 2366.6135  
S28°56'02"E DIST: 32.25  
PT: 3 N: -22.6598 E: 2382.2160  
S13°47'53"E DIST: 1087.88  
PT: 4 N: -1079.1461 E: 2641.6759  
S76°12'07"W DIST: 200.00  
PT: 5 N: -1126.8462 E: 2447.4475  
S13°47'53"E DIST: 572.49  
PT: 6 N: -1682.8155 E: 2583.9866  
S89°34'15"W DIST: 31.14  
PT: 7 N: -1683.0488 E: 2552.8475  
S13°42'19"E DIST: 245.00  
PT: 8 N: -1921.0730 E: 2610.8948  
N76°22'40"E DIST: 230.00  
PT: 9 N: -1866.9036 E: 2834.4248  
S13°37'20"E DIST: 278.80  
PT: 10 N: -2137.8609 E: 2900.0875  
S89°52'38"W DIST: 463.57  
PT: 11 N: -2138.8542 E: 2436.5186  
S2°15'12"E DIST: 507.07  
PT: 12 N: -2645.5321 E: 2456.4555  
S89°49'44"W DIST: 1165.95  
PT: 13 N: -2649.0142 E: 1290.5107  
N0°30'46"E DIST: 1722.82  
PT: 14 N: -926.2632 E: 1305.9292  
N89°24'52"W DIST: 1316.22  
PT: 15 N: -912.8118 E: -10.2221  
N0°38'30"E DIST: 912.87  
PT: 16 N: 0.0009 E: 0.0011

CLOSING BEARING/DISTANCE: S49°57'30"W DIST: 0.0014

MISCLOSURE: N: 0.0009 E: 0.0011

AREA: 103.009 ACRES



REFERENCE SURVEY VOL. D

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IN THE TAX MAP OFFICE

"2021"