

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

**LEGAL DESCRIPTION OF A 1.000 ACRE PARCEL
FOR TERRY GILES**

Being a parcel of land situated in part of the Northeast Quarter of Section 25, T-3-S, R-14-E, Pitt Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the intersection of the east line of said Section 25, also being the centerline of County Highway 128, with the centerline of Township Highway 141;

thence on an assumed bearing of S 88° 15' 41" W along the centerline of said Township Highway 141 a distance of 2496.38 feet to a point marking the west line of a parcel of land now or formerly owned by T. and L. Giles, Trustees, referenced by a set iron rod situated N 01° 18' 27" W a distance of 16.50 feet;

thence N 01° 18' 27" W along the west line of said T. and L. Giles, Trustees parcel a distance of 273.40 feet to a set iron rod marking the northwest corner of said T. and L. Giles, Trustees parcel, said set iron rod being the **POINT OF BEGINNING** of the hereinafter described parcel, passing aforementioned set iron rod for reference a distance of 16.50 feet;

thence N 01° 18' 27" W on a line a distance of 302.13 feet to a set iron rod;

thence N 88° 15' 41" E on a line a distance of 140.00 feet to a set iron rod;

thence S 01° 18' 27" E on a line a distance of 345.62 feet to a set iron rod marking a northeasterly line of said T. and L. Giles, Trustees parcel;

thence N 42° 08' 46" W along a northeasterly line of said T. and L. Giles, Trustees parcel a distance of 45.55 feet to a set iron rod marking the north line of said T. and L. Giles, Trustees parcel;

thence N 87° 10' 07" W along the north line of said T. and L. Giles, Trustees parcel a distance of 110.50 feet to the **POINT OF BEGINNING**.

Containing in all 1.000 acre of land, more or less. The above described property being subject to all legal highways and easements of record.

REFERENCE SURVEY VOL. B

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"2025"

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 May 2025.

Prior Deed References – OR 281, Page 2155

24197-S Adjoiner only



PT: 1 N: 0.0000 E: 0.0000
N1°18'27"W DIST: 302.13
PT: 2 N: 302.0513 E: -6.8941
N88°15'41"E DIST: 140.00
PT: 3 N: 306.2989 E: 133.0415
S1°18'27"E DIST: 345.62
PT: 4 N: -39.2311 E: 140.9279
N42°08'46"W DIST: 45.55
PT: 5 N: -5.4587 E: 110.3628
N87°10'07"W DIST: 110.50
PT: 6 N: -0.0003 E: -0.0023

CLOSING BEARING/DISTANCE: N81°59'34"E DIST: 0.0023

MISCLOSURE: N: -0.0003 E: -0.0023

AREA: 1.000 ACRES



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