

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
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**LEGAL DESCRIPTION OF A 7.068 ACRE PARCEL  
FOR ROSELLA 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 713.24 feet to a set iron rod;

thence N 83° 08' 59" E on a line a distance of 377.26 feet to a set MAG nail marking the centerline of said County Highway 119, passing a set iron rod a distance of 347.08 feet;

thence S 06° 21' 57" E along the centerline of said County Highway 119 a distance of 461.60 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 7.068 acres of land, more or less, of which 0.527 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 May 2022.

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

21218-S2



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: 713.24  
PT: 3 N: 720.1659 E: -424.2600  
N83°08'59"E DIST: 377.26  
PT: 4 N: 765.1637 E: -49.6931  
S6°21'57"E DIST: 461.60  
PT: 5 N: 306.4098 E: 1.4874  
S0°16'41"W DIST: 306.41  
PT: 6 N: 0.0035 E: 0.0004

CLOSING BEARING/DISTANCE: S6°06'52"W DIST: 0.0035

MISCLOSURE: N: 0.0035 E: 0.0004

AREA: 7.068 ACRES



REFERENCE SURVEY VOL.           C            
PAGE   1843   IN THE TAX MAP OFFICE

"2022"