

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

**LEGAL DESCRIPTION OF A 0.126 ACRE PARCEL
FOR PITT TOWNSHIP TRUSTEES**

Being a parcel of land situated in part of Lot #93 of the plat of Fowler City (NKA the Village of Harpster) and part of Lands in the Northeast Quarter of Section 33, T-3-S, R-14-E, Village of Harpster, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the southeast corner of said Lot #93 and the north line of Wyandot Avenue (State Highway 294) and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 89° 35' 40" W along the south line of said Lot #93 and the north line of Wyandot Avenue (State Highway 294) a distance of 20.54 feet to a set iron rod marking the southeast corner of a parcel of land now or formerly owned by Ohio JLS Equities, LLC;

thence N 00° 24' 20" W along said Ohio JLS Equities, LLC parcel a distance of 135.00 feet to a set iron rod marking the south line of a parcel of land now or formerly owned by The Board of Township Trustees of Pitt Township;

thence N 89° 35' 40" E along the south line of said The Board of Township Trustees of Pitt Township a distance of 4.07 feet to a set iron rod marking the westerly line of a parcel of land now or formerly owned by CSX Transportation;

thence S 28° 56' 02" E along the westerly line of said CSX Transportation parcel a distance of 153.66 feet to a set iron rod marking the north line of Wyandot Avenue (S.H. 294);

thence S 89° 35' 40" W along the north line of said Wyandot Avenue (S.H. 294) a distance of 56.91 feet to the **POINT OF BEGINNING**.

Containing in all 0.126 acres of land, more or less. 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 March 2025.

Prior Deed References – DV 71, Page 582

24204-S



PT: 1 N: 0.0000 E: 0.0000
S89°35'40"W DIST: 20.54
PT: 2 N: -0.1454 E: -20.5395
N0°24'20"W DIST: 135.00
PT: 3 N: 134.8512 E: -21.4950
N89°35'40"E DIST: 4.07
PT: 4 N: 134.8800 E: -17.4251
S28°56'02"E DIST: 153.66
PT: 5 N: 0.4001 E: 56.9156
S89°35'40"W DIST: 56.91
PT: 6 N: -0.0027 E: 0.0070

CLOSING BEARING/DISTANCE: N68°49'07"W DIST: 0.0075

MISCLOSURE: N: -0.0027 E: 0.0070

AREA: 0.126 ACRES

REFERENCE SURVEY VOL. D
PAGE 104 IN THE TAX MAP OFFICE

2025

