

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

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**LEGAL DESCRIPTION OF A 2.466 ACRE PARCEL**  
**FOR D. MONTGOMERY, TRUSTEE**

Being a parcel of land situated in part of the Northwest Quarter of Section 17, T-3-S, R-15-E, Antrim Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post of said Section 17;

thence on an assumed bearing of S 90° 00' 00" W along the north line of said Section 17 and the centerline of County Highway 59 a distance of 162.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 02° 06' 01" W a distance of 20.01 feet;

thence S 02° 06' 01" W on a line a distance of 325.49 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.01 feet;

thence S 90° 00' 00" W on a line a distance of 517.00 feet to a point on or near the centerline of Broken Sword Creek, passing a set iron rod a distance of 417.00 feet;

thence N 65° 38' 19" E on or near the centerline of said Broken Sword Creek a distance of 100.00 feet to a point, referenced by a set iron rod situated S 12° 10' 54" E a distance of 42.20 feet;

thence N 46° 11' 17" E on or near the centerline of said Broken Sword Creek a distance of 150.04 feet to a point, referenced by a set iron rod situated S 49° 59' 05" E a distance of 30.00 feet;

thence N 31° 10' 35" E on or near the centerline of said Broken Sword Creek a distance of 210.56 feet to a set drill hole in a concrete bridge deck marking the north line of said Section 17 and the centerline of said County Highway 59;

thence N 90° 00' 00" E along the north line of said Section 17 and the centerline of said County Highway 59 a distance of 220.56 feet to the **POINT OF BEGINNING**.

Containing in all 2.466 acres of land, more or less, of which 0.104 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.

REFERENCE SURVEY VOL. B

PAGE 212 IN THE TAX MAP OFFICE

"2019"



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 2019.

Prior Deed References – OR 240, Page 1785, OR 240, Page 1789

18188-S



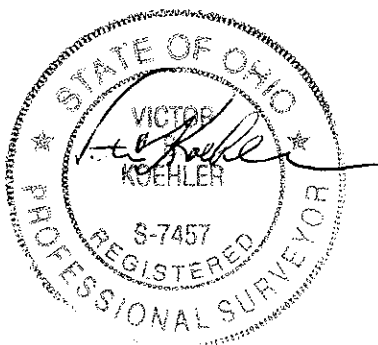


PT: 1 N: 0.0000 E: 0.0000  
S2°06'01"W DIST: 325.49  
PT: 2 N: -325.2713 E: -11.9287  
N90°00'00"W DIST: 517.00  
PT: 3 N: -325.2713 E: -528.9287  
N65°38'19"E DIST: 100.00  
PT: 4 N: -284.0223 E: -437.8326  
N46°11'17"E DIST: 150.04  
PT: 5 N: -180.1505 E: -329.5613  
N31°10'35"E DIST: 210.56  
PT: 6 N: -0.0001 E: -220.5598  
S90°00'00"E DIST: 220.56  
PT: 7 N: -0.0001 E: 0.0002

CLOSING BEARING/DISTANCE: N65°10'20"W DIST: 0.0003

MISCLOSURE: N: -0.0001 E: 0.0002

AREA: 2.466 ACRES



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