

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
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**LEGAL DESCRIPTION OF A 3.000 ACRE PARCEL  
FOR TIM CHORTIE**

Being a parcel of land situated in part of the Northeast Quarter of Section 20, T-2-S, R-12-E, Richland Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the north quarter post said Section 20 and the intersection of the centerlines of County Highway 47 and County Highway 78;

thence on an assumed bearing of S 89° 45' 39" E along the north line of said Section 20 and the centerline of said County Highway 47 a distance of 654.53 feet to a set MAG nail marking the east line of the west half of the northwest quarter of the northeast quarter and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 00° 06' 02" W a distance of 20.00 feet;

thence continuing S 89° 45' 39" E along the north line of said Section 20 and the centerline of said County Highway 47 a distance of 353.19 feet to a set MAG nail, referenced by a set iron rod situated S 00° 06' 02" W a distance of 20.00 feet;

thence S 00° 06' 02" W on a line a distance of 370.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 20.00 feet;

thence N 89° 45' 39" W on a line a distance of 353.19 feet to a set iron rod marking the east line of the west half of the northwest quarter of the northeast quarter of said Section 20;

thence N 00° 06' 02" E along the east line of the west half of the northwest quarter of the northeast quarter of said Section 20 a distance of 370.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 350.00 feet.

Containing in all 3.000 acres of land, more or less, of which 0.162 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 September 2021.

Prior Deed References -- OR 32, Page 864

21139-S



C:¥SMI¥2021smi¥3.000 ACRES TRACT

PT: 1 N: 0.0000 E: 0.0000  
S89°45'39"E DIST: 353.19  
PT: 2 N: -1.4743 E: 353.1869  
S0°06'02"W DIST: 370.00  
PT: 3 N: -371.4737 E: 352.5376  
N89°45'39"W DIST: 353.19  
PT: 4 N: -369.9994 E: -0.6494  
N0°06'02"E DIST: 370.00  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: S00°00'00"E DIST: 0.0000

MISCLUSION: N: 0.0000 E: 0.0000

AREA: 3.000 ACRES



REFERENCE SURVEY VOL. B  
PAGE 256 IN THE TAX MAP OFFICE  
"2021"