

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

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**LEGAL DESCRIPTION OF A 0.171 ACRE PARCEL  
FOR BRANDON ORIANS**

Being a parcel of land situated in part of the Southeast Quarter of Section 27, T-1-S,  
R-13-E, Crawford Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found concrete monument marking the northeast corner of Lot 1 and  
the northwest corner of Lot 2 of McChesney's Subdivision;

thence on an assumed bearing of N 87° 49' 37" W along the north line of said Lot 1 of  
McChesney's Subdivision a distance of 10.54 feet to a set iron rod marking a corner of a  
0.818 acre parcel of land (SV. 5, Pg. 122) now or formerly owned by B. Orians;

thence N 34° 37' 45" W along the east line of said B. Orians 0.818 acre parcel a distance  
of 175.00 feet to a set iron rod marking the northeast corner of said B. Orians 0.818 acre  
parcel and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 86° 12' 02" W along the north line of said B. Orians 0.818 parcel a distance of  
175.03 feet to a set iron rod;

thence N 55° 22' 15" E on a line a distance of 137.12 feet to a set iron rod;

thence S 34° 37' 45" E on a line a distance of 108.79 feet to the **POINT OF  
BEGINNING**.

Containing in all 0.171 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.

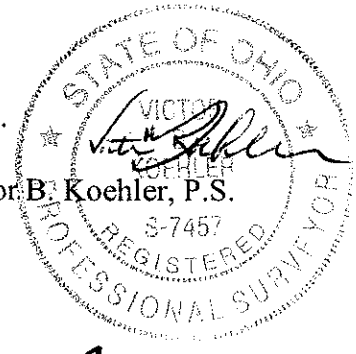
This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in October 2019.

Prior Deed References – OR 225, Page 2099

19144-S      Adjoiner only tract.

REFERENCE SURVEY VOL. C  
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"2019"

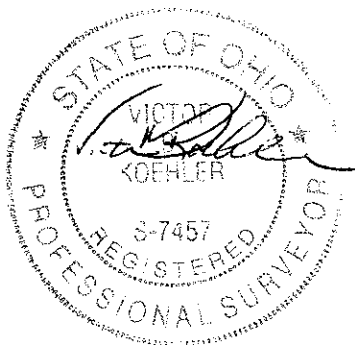


PT: 1 N: 0.0000 E: 0.0000  
N86°12'02"W DIST: 175.03  
PT: 2 N: 11.5982 E: -174.6453  
N55°22'15"E DIST: 137.12  
PT: 3 N: 89.5184 E: -61.8165  
S34°37'45"E DIST: 108.79  
PT: 4 N: 0.0009 E: 0.0048

CLOSING BEARING/DISTANCE: S79°50'09"W DIST: 0.0049

MISCLOSURE: N: 0.0009 E: 0.0048

AREA: 0.171 ACRES



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