

**KOEHLER SURVEYING, INC.**  
**P.O. BOX 28**  
**UPPER SANDUSKY, OHIO 43351**  
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**LEGAL DESCRIPTION OF A 1.158 ACRE PARCEL  
FOR DAVE COURTAD**

Being a parcel of land situated in part of the Northwest Quarter of Section 1, T-3-S, R-14-E, Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the west line of said Section 1 and the centerline of Township Highway 55;

thence on an assumed bearing of N 90° 00' 00" E along the centerline of said Township Highway 55 a distance of 218.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 53° 07' 11" W a distance of 41.66 feet;

thence N 53° 05' 35" E on a line and on or near the centerline of an open ditch a distance of 166.44 feet to a point, referenced by a set iron rod situated N 28° 42' 29" W a distance of 40.41 feet;

thence N 69° 29' 27" E on a line and on or near the centerline of an open ditch a distance of 304.11 feet to a set iron rod;

thence S 00° 26' 13" E on a line a distance of 206.50 feet to a found railroad spike marking the centerline of said Township Highway 55, passing a set iron rod a distance of 181.50 feet;

thence S 90° 00' 00" W along the centerline of said Township Highway 55 a distance of 419.50 feet to the **POINT OF BEGINNING**.

Containing in all 1.158 acres of land, more or less, of which 0.231 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.

C

REFERENCE SURVEY VOL.             
PAGE 1930 IN THE TAX MAP OFFICE  
2025 Tract 3

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in January 2025.

Prior Deed References – OR 282, Page 2461

23198-S      Tract 3 Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000  
N53°05'35"E DIST: 166.44  
PT: 2 N: 99.9501 E: 133.0874  
N69°29'27"E DIST: 304.11  
PT: 3 N: 206.4972 E: 417.9217  
S0°26'13"E DIST: 206.50  
PT: 4 N: 0.0032 E: 419.4965  
S90°00'00"W DIST: 419.50  
PT: 5 N: 0.0032 E: -0.0035

CLOSING BEARING/DISTANCE: S47°16'51"E DIST: 0.0047

MISCLOSURE: N: 0.0032 E: -0.0035

AREA: 1.158 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1930 IN THE TAX MAP OFFICE  
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