

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

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**LEGAL DESCRIPTION OF A 5.570 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 intersection of 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 151.39 feet to a set MAG nail and being the **POINT OF  
BEGINNING** of the hereinafter described parcel;

thence N 53° 05' 35" E on a line a distance of 225.47 feet to a set iron rod, passing a set  
iron rod a distance of 41.63 feet;

thence N 69° 29' 27" E on a line a distance of 281.90 feet to a set iron rod;

thence N 00° 26' 13" W on a line a distance of 636.33 feet to a set iron rod;

thence N 90° 00' 00" E on a line a distance of 717.47 feet to found iron rod marking the  
northeast corner of parcel # 05-0500-0200-00, passing a found iron rod a distance of  
40.00 feet;

thence S 00° 20' 23" E along the east line of said parcel # 05-0500-0200-00 a distance of  
291.00 feet to a set iron rod;

thence S 90° 00' 00" W on a line a distance of 676.98 feet to a set iron rod;

thence S 00° 26' 13" E on a line a distance of 373.00 feet to a set iron rod, passing a  
found iron rod a distance of 112.00 feet;

thence S 69° 29' 27" W on a line and on or near the centerline of an open ditch a distance  
of 304.11 feet to a point, referenced by a set iron rod situated N 28° 42' 29" W a distance  
of 40.41 feet;

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thence S 53° 05' 35" W on a line and on or near the centerline of an open ditch a distance of 166.44 feet to a set MAG nail marking the centerline of said Township Highway 55, referenced by a set iron rod situated N 53° 07' 11" W a distance of 41.66 feet;

thence S 90° 00' 00" W along the centerline of said Township Highway 55 a distance of 66.61 feet to the **POINT OF BEGINNING**.

Containing in all 5.570 acres of land, more or less, of which 0.038 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 January 2025.

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PT: 1 N: 0.0000 E: 0.0000  
N53°05'35"E DIST: 225.47  
PT: 2 N: 135.3986 E: 180.2885  
N69°29'27"E DIST: 281.90  
PT: 3 N: 234.1643 E: 444.3206  
N0°26'13"W DIST: 636.33  
PT: 4 N: 870.4758 E: 439.4679  
N90°00'00"E DIST: 717.47  
PT: 5 N: 870.4758 E: 1156.9379  
S0°20'23"E DIST: 291.00  
PT: 6 N: 579.4809 E: 1158.6633  
S90°00'00"W DIST: 676.98  
PT: 7 N: 579.4809 E: 481.6833  
S0°26'13"E DIST: 373.00  
PT: 8 N: 206.4918 E: 484.5278  
S69°29'27"W DIST: 304.11  
PT: 9 N: 99.9446 E: 199.6935  
S53°05'35"W DIST: 166.44  
PT: 10 N: -0.0054 E: 66.6061  
S90°00'00"W DIST: 66.61  
PT: 11 N: -0.0054 E: -0.0039

CLOSING BEARING/DISTANCE: N35°41'21"E DIST: 0.0067

MISCLOSURE: N: -0.0054 E: -0.0039

AREA: 5.570 ACRES



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