

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

**LEGAL DESCRIPTION OF A 1.740 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 637.50 feet to a found railroad spike;

thence N 00° 26' 13" W on a line a distance of 467.50 feet to a found iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a set iron rod a distance of 25.00 feet;

thence continuing N 00° 26' 13" W on a line a distance of 112.00 feet to a set iron rod;

thence N 90° 00' 00" E on a line a distance of 676.98 feet to a set iron rod marking the east line of parcel # 05-0500-0200-00;

thence S 00° 20' 23" E along the east line of said parcel # 05-0500-0200-00 a distance of 112.00 feet to a found iron rod;

thence S 90° 00' 00" W on a line a distance of 676.79 feet to the **POINT OF BEGINNING**.

Containing in all 1.740 acres of land. 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.

REFERENCE SURVEY VOL. C
PAGE 1930 IN THE TAX MAP OFFICE
2025 Tract 2

Prior Deed References – OR 282, Page 2461

23198-S Tract 2 Adjoinder only tract



PT: 1 N: 0.0000 E: 0.0000
N0°26'13"W DIST: 112.00
PT: 2 N: 111.9967 E: -0.8541
N90°00'00"E DIST: 676.98
PT: 3 N: 111.9967 E: 676.1259
S0°20'23"E DIST: 112.00
PT: 4 N: -0.0013 E: 676.7900
S90°00'00"W DIST: 676.79
PT: 5 N: -0.0013 E: 0.0000

CLOSING BEARING/DISTANCE: N1°53'35"E DIST: 0.0013

MISCHLOSURE: N: -0.0013 E: 0.0000

AREA: 1.740 ACRES



REFERENCE SURVEY VOL. C
PAGE 1930 IN THE TAX MAP OFFICE
2025 Tract 2