

**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 Adjoiner 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

MISCLOSURE: N: -0.0013 E: 0.0000

AREA: 1.740 ACRES



REFERENCE SURVEY VOL. C

PAGE 1930 IN THE TAX MAP OFFICE

2025 Tract 2