

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

**LEGAL DESCRIPTION OF A 1.043 ACRE PARCEL
FOR RICH CHENEY**

Being a parcel of land situated in part of the Northwest Quarter of Section 33, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the most easterly corner of Lot #1 in River's Edge Subdivision, Phase 1 and the westerly right-of-way line of River's Edge Lane;

thence on a curve to the right along the westerly right-of-way line of said River's Edge Lane a distance of 51.91 feet, having a chord of 51.61 feet and a chord bearing of S 14° 22' 43" E to a found iron rod and being the **POINT OF BEGINNING** of the herein described parcel;

thence S 01° 33' 25" W along the westerly right-of-way line of said River's Edge Lane a distance of 77.26 feet to a found iron rod marking the northeast corner of a parcel of land now or formerly owned by R. & A. Cheney;

thence S 53° 36' 27" W along the north line of said R. & A. Cheney parcel a distance of 471.59 feet to a point marking the top of bank of the Sandusky River, passing a found iron rod a distance of 458.35 feet;

thence N 03° 35' 20" W along the top of bank of the Sandusky River a distance of 165.26 feet to a point marking the centerline of a ravine, referenced by a found iron rod situated N 02° 34' 31" W a distance of 21.58 feet;

thence N 54° 44' 28" E on or near the centerline of said ravine a distance of 45.97 feet to a point, referenced by a found iron rod situated S 82° 38' 15" W a distance of 38.83 feet;

thence N 70° 31' 31" E on or near the centerline of said ravine a distance of 58.66 feet to a point, referenced by a found iron rod situated N 17° 31' 58" E a distance of 48.38 feet;

thence S 76° 10' 10" E on or near the centerline of said ravine a distance of 83.02 feet to a point, referenced by a found iron rod situated N 45° 01' 36" W a distance of 93.35 feet;

thence N 13° 26' 13" E on or near the centerline of said ravine a distance of 70.25 feet to a point, referenced by a found iron rod situated S 88° 21' 51" W a distance of 82.40 feet;

thence N 64° 15' 36" E on or near the centerline of said ravine a distance of 224.56 feet to the **POINT OF BEGINNING**.

Containing in all 1.043 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 November 2025.

25174-S Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
S1°33'25"W DIST: 77.26
PT: 2 N: -77.2315 E: -2.0992
S53°36'27"W DIST: 471.59
PT: 3 N: -357.0322 E: -381.7157
N3°35'20"W DIST: 165.26
PT: 4 N: -192.0963 E: -392.0605
N54°44'28"E DIST: 45.97
PT: 5 N: -165.5591 E: -354.5236
N70°31'31"E DIST: 58.66
PT: 6 N: -146.0024 E: -299.2196
S76°10'10"E DIST: 83.02
PT: 7 N: -165.8484 E: -218.6066
N13°26'13"E DIST: 70.25
PT: 8 N: -97.5214 E: -202.2822
N64°15'36"E DIST: 224.56
PT: 9 N: 0.0023 E: -0.0044

CLOSING BEARING/DISTANCE: S62°38'17"E DIST: 0.0050

MISCLOSURE: N: 0.0023 E: -0.0044

AREA: 1.043 ACRES



REFERENCE SURVEY VOL. C

PAGE 1960 IN THE TAX MAP OFFICE

2025