

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 1.620 ACRE PARCEL
FOR D. COURTAD**

Being a parcel of land situated in part of the Northeast Quarter of Section 2, T-3-S, R-14-E, in the Crane Township, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the east line of said Section 2 and the centerline of Township Highway 55;

thence on an assumed bearing of N 89° 40' 35" W along the centerline of said Township Highway 55 a distance of 1109.35 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 02° 04' 00" E a distance of 25.01 feet;

thence continuing N 89° 40' 35" W along the centerline of said Township Highway 55 a distance of 208.71 feet to a set MAG nail;

thence N 02° 04' 00" E on a line a distance of 338.25 feet to a set iron rod, passing a set iron rod a distance of 25.01 feet;

thence S 89° 40' 35" E on a line a distance of 208.71 feet to a set iron rod;

thence S 02° 04' 00" W on a line a distance of 338.25 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 313.24 feet;

Containing in all 1.620 acres of land, more or less, of which 0.120 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 June 2022.

REFERENCE SURVEY VOL 1845
PAGE 1845 IN THE TAX MAP OFFICE
("2022")

Prior Deed References – OR 214, Page 938

22090-S



PT: 1 N: 0.0000 E: 0.0000
N89°40'35"W DIST: 208.71
PT: 2 N: 1.1788 E: -208.7067
N2°04'00"E DIST: 338.25
PT: 3 N: 339.2088 E: -196.5086
S89°40'35"E DIST: 208.71
PT: 4 N: 338.0300 E: 12.1981
S2°04'00"W DIST: 338.25
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 1.620 ACRES



REFERENCE SURVEY VOL. C
PAGE 1845 IN THE TAX MAP OFFICE

"2022"