

VICTOR B. KOEHLER  
123 1/2 W. Wyandot Ave.  
Upper Sandusky, Ohio 43351  
(419) 294-5388

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LEGAL DESCRIPTION OF A 0.345 ACRE PARCEL  
FOR LARRY THIEL

Being a parcel of land situated in part of Sear's  
Subdivision of lots #1 & #2 of the Assessor's Plat in Upper  
Sandusky, Wyandot County, Ohio and further described as  
follows:

Commencing at a found cornerstone marking the intersection  
of the centerlines of Wyandot Avenue and Warpole Street;

thence S 01° 21' 06" E along the centerline of Warpole  
Street, a distance of 49.50 feet to a set P-K nail;

thence N 88° 35' 17" E, a distance of 21.63 feet to a set  
iron rod on the easterly right-of-way line of Warpole  
Street;

thence S 01° 21' 06" E along said right-of-way, a distance  
of 150.00 feet to a set iron rod and being THE POINT OF  
BEGINNING;

thence continuing S 01° 21' 06" E, a distance of 98.00 feet  
to a set iron rod;

thence S 88° 35' 17" W, a distance of 153.50 feet to a set  
iron rod on the easterly right-of-way of a 16.5 foot  
alley;

thence N 01° 21' 06" W along said right-of-way line, a  
distance of 98.00 feet to a set iron rod;

thence N 88° 35' 17" E, a distance of 153.50 feet to the  
POINT OF BEGINNING.

Containing in all 0.345 acres of land, more or less, subject  
to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

This legal description is based upon a survey performed by  
Victor B. Koehler, P.S. #7457, in December 1993.

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LEGAL DESCRIPTION OF A 0.874 ACRE PARCEL  
FOR LARRY THIEL

Being a parcel of land situated in part of Sear's  
Subdivision of lots #1 and #2 of the Assessor's Plat in  
Upper Sandusky, Wyandot County, Ohio and further described  
as follows:

Commencing at a found cornerstone marking the intersection  
of Wyandot Avenue and Warpole Street;

thence S 01° 21' 06" E, along the centerline of Warpole  
Street, a distance of 30.00 feet to a set P-K nail;

thence S 88° 35' 17" W, a distance of 21.63 feet to a set  
iron rod and being THE POINT OF BEGINNING;

thence S 01° 21' 06" E along the easterly right-of-way of  
Warpole Street, a distance of 248.00 feet to a set iron rod;

thence S 88° 35' 17" W, a distance of 153.50 feet to a set  
railroad spike in an asphalt driveway and located on the  
easterly right-of-way of a 16.5 feet wide alley;

thence N 01° 21' 06" W along said right-of-way a distance of  
248.00 feet to a set railroad spike, in asphalt, on the  
southerly right-of-way of Wyandot Avenue;

thence N 88° 35' 17" E along said right-of-way, a distance  
of 153.50 feet to the POINT OF BEGINNING.

Containing in all 0.874 acres of land, more or less, and  
subject to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

This legal description is based upon a survey performed by  
Victor B. Koehler, P.S. #7457, in May, 1993.

WYANDOT COUNTY VOL. 9  
PAGE 56 IN THE TAX MAP GUIDE

(Combination) (0.874 Ac)