

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

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LEGAL DESCRIPTION OF A 0.025 ACRE PARCEL  
FOR CLAIRE E. HEFFELFINGER

Being a parcel of land situated in part of lot number 24  
in South Park Subdivision to the City of Upper  
Sandusky, Wyandot County, Ohio and further described as  
follows:

Commencing at a set P-K nail at the intersection of  
centerlines of Fairview Street and Marseilles Ave.;

thence S 90° 00' 00" W along the centerline of Fairview  
Street, a distance of 271.08 feet to a set P-K nail;

thence N 00° 42' 03" W, a distance of 25.00 feet to a set  
iron rod on the northerly right-of-way of Fairview Street  
and being THE POINT OF BEGINNING;

thence S 90° 00' 00" W along said right-of-way, a distance  
of 12.50 feet to a set iron rod;

thence N 00° 42' 04" W, a distance of 87.64 feet to a set  
iron rod;

thence N 89° 50' 55" E, a distance of 12.50 feet to a set  
iron rod;

thence S 00° 42' 03" E, a distance of 87.67 feet to the  
POINT OF BEGINNING.

Containing in all 0.025 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 July, 1993.

parcel 3

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(PARCEL 3) (0.025 AC)

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LEGAL DESCRIPTION OF A 0.022 ACRE PARCEL  
FOR CLAIRE E. HEFFELFINGER

Being a parcel of land situated in lands adjacent to and part of lot number 27 in South Park Subdivision to the City of Upper Sandusky, Wyandot County, Ohio and further described as follows:

Commencing at a set iron rod at the northwesterly corner of said lot number 27 and being THE POINT OF BEGINNING;

thence N 89° 56' 57" E along the northerly line of said lot #27, a distance of 4.00 feet to a set iron rod;

thence N 00° 44' 06" W, a distance of 308.15 feet to a set iron rod on the southerly right-of-way of Spring Street;

thence N 89° 50' 55" E along said right-of-way, a distance of 2.00 feet to a set iron rod;

thence S 00° 44' 06" E, a distance of 371.00 feet to a set iron rod, passing a set iron rod at 308.15 feet;

thence S 89° 50' 55" W, a distance of 6.04 feet to a set iron rod;

thence N 00° 41' 53" W, a distance of 62.86 feet to the POINT OF BEGINNING.

Containing in all 0.022 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 July, 1993.

parcels 1 & 2

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(Combination  
Parcels 1 & 2) (0.022 A)

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LEGAL DESCRIPTION OF A 0.014 ACRE PARCEL  
FOR CLAIRE E. HEFFELFINGER

Being a parcel of land situated in lands adjacent to and part of lot number 27 in South Park Subdivision to the City of Upper Sandusky, Wyandot County, Ohio and further described as follows:

Commencing at a set iron rod at the northwesterly corner of said lot number 27;

thence N 89° 56' 57" E along the northerly line of said lot #27, a distance of 4.00 feet to a set iron rod and being THE POINT OF BEGINNING;

thence N 00° 44' 06" W, a distance of 308.15 feet to a set iron rod on the southerly right-of-way of Spring Street;

thence N 89° 50' 55" E along said right-of-way, a distance of 2.00 feet to a set iron rod;

thence S 00° 44' 06" E, a distance of 308.15 feet to a set iron rod;

thence S 89° 56' 57" W, a distance of 2.00 feet to the POINT OF BEGINNING.

Containing in all 0.014 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 July, 1993.

parcel 1

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(PARCEL 1) (0.014 Ac)

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LEGAL DESCRIPTION OF A 0.008 ACRE PARCEL  
FOR CLAIRE E. HEFFELFINGER

Being a parcel of land situated in part of lot number 27 in  
South Park Subdivision to the City of Upper Sandusky,  
Wyandot County, Ohio and further described as follows:

Commencing at a set iron rod at the northwesterly corner of  
said lot number 27 and being THE POINT OF BEGINNING;

thence N 89° 56' 57" E along the northerly line of said lot  
#27, a distance of 6.00 feet to a set iron rod;

thence S 00° 44' 06" E, a distance of 62.85 feet to a set  
iron rod;

thence S 89° 50' 55" W, a distance of 6.04 feet to a set  
iron rod;

thence N 00° 41' 53" W, a distance of 62.86 feet to the  
POINT OF BEGINNING.

Containing in all 0.008 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 July, 1993.

parcel 2

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(PARCEL 2) (0.008 AC)