

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

U.S. SURVEY
CONTRACTED
S 1621
LEGAL

**LEGAL DESCRIPTION OF A 3.436 ACRE PARCEL
FOR JEFF WODA**

Being a parcel of land situated in part of the Southwest Quarter of Section 26, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerlines of United States Route 30 and Rock Run Drive, referenced by a set iron rod situated S $18^{\circ} 14' 40''$ W a distance of 61.69 feet;

thence on an assumed bearing of S $00^{\circ} 40' 17''$ E along the centerline of Rock Run Drive a distance of 854.24 feet to a point marking the southeast corner of a parcel of land currently owned by David Bastel, et ux and being the **POINT OF BEGINNING**;

thence continuing S $00^{\circ} 40' 17''$ E along said centerline a distance of 95.20 feet to a set MAG nail;

thence S $72^{\circ} 50' 52''$ W a distance of 557.55 feet to a set iron rod, passing a set iron rod a distance 20.86 feet;

thence N $00^{\circ} 40' 17''$ W a distance of 388.99 feet to a set iron rod;

thence N $72^{\circ} 23' 03''$ E a distance of 203.66 feet to a set iron rod;

thence N $89^{\circ} 19' 16''$ E a distance of 124.59 feet to a set iron rod marking the northwest corner of said Bastel parcel;

thence S $00^{\circ} 35' 45''$ E along the west line of said Bastel parcel a distance of 194.86 feet to a found 5/8" diameter iron rod marking the southwest corner of said Bastel parcel, passing a found 5/8" diameter iron rod a distance of 15.00 feet;

thence N $89^{\circ} 21' 53''$ E along the south line of said Bastel parcel a distance of 215.49 feet to the **POINT OF BEGINNING**, passing a set iron rod and a found railroad spike a distance of 195.49 feet and 215.06 feet respectively.

Containing in all 3.436 acres of land, more or less, of which 0.045 acre, more or less, is currently contained within the right-of-way of Rock Run Drive. 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 February, 2000.

Prior Deed Reference – Volume 217, Page 401.

00024-S (034)