

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

LEGAL DESCRIPTION OF A 1.096 ACRE PARCEL
FOR R. WOOD/B. & P. BARDON

Being a parcel of land situated in part of Lot #1 of Wood's Subdivision #7, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the southwest corner of said Lot #1 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 37' 56" E along the west line of said Lot #1 a distance of 274.93 to a set iron rod;

thence N 66° 41' 25" E a distance of 172.37 feet to a set iron rod on the west right-of-way line of Duck Pond Road (east line Lot#1);

thence along said right-of-way line (east line Lot#1) an arc distance of 50.2137 feet along a curve to the right having a radius of 186.2300 feet, a chord of 50.0617 and a chord bearing of S 08° 35' 24" E to a found iron rod;

thence S 00° 52' 04" E along said right-of way line (east line Lot#1) a distance of 239.39 feet to a found iron rod on the north right-of-way line of Wyandot Avenue marking the southeast corner of said Lot #1;

thence S 72° 32' 01" W along the north right-of-way line of Wyandot Avenue (south line Lot#1) a distance of 180.77 feet to the **POINT OF BEGINNING**.

Containing in all 1.096 acres of land, more or less, 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 July, 2003.

Prior Deed Reference – Volume 146, Page 17.
Volume 193, Page 627.

03104-S

Parcel #1

(Parcel 1)
(1.096 A)

REFERENCE SURVEY VOL. C
PAGE 720 IN THE TAX MAP OFFICE

**KOEHLER SURVEYING
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 0.490 ACRE PARCEL
FOR R. WOOD/B. & P. BARDON**

Being a parcel of land situated in part of Lot #2 and Lot #3 of Wood's Subdivision #7, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the northwest corner of said Lot #3 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 72° 32' 00" E along the north line of said Lot #3 a distance of 218.45 feet to a found iron rod on the west right-of-way line of Duck Pond Road marking the northeast corner of said Lot #3;

thence along said right-of-way line (east line Lot# 3) an arc distance of 84.8035 feet along a curve to the left having a radius of 306.4800 feet, a chord of 84.5332 feet and a chord bearing of S 51° 31' 57" E to a found iron rod marking a point of compound curve;

thence along said right-of-way line, passing a found iron rod an arc distance of 10.19 feet, a total arc distance of 27.6981 feet along a curve to the right having a radius of 186.2300 feet, a chord of 27.6729 feet and a chord bearing of S 55° 12' 03" E to a set iron rod;

thence S 68° 21' 07" W a distance of 205.48 feet to a set iron rod on the west line of Lot #2;

thence N 53° 30' 53" W along the west lines of said Lots #2 & #3 a distance of 132.21 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 7.50 feet.

Containing in all 0.490 acre of land, more or less, 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 July, 2003.

Prior Deed Reference – Volume 146, Page 17.
Volume 193, Page 627.

03104-S
Parcel #3

(PARCEL 3)
(0.490 A)

REFERENCE SURVEY VOL. C
PAGE 720 IN THE TAX MAP OFFICE

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P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 0.481 ACRE PARCEL
FOR R. WOOD/B. & P. BARDON**

Being a parcel of land situated in part of Lot #1 and Lot #2 of Wood's Subdivision #7, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron pipe marking the southwest corner of said Lot #2 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 53° 30' 53" W along the west line of said Lot #2 a distance of 117.21 to a set iron rod;

thence N 68° 21' 07" E a distance of 205.48 feet to a set iron rod on the west right-of-way line of Duck Pond Road (east line Lot #2);

thence along said right-of-way line (east line Lot# 2), passing a found iron rod an arc distance of 77.49 feet, a total arc distance of 112.5447 feet along a curve to the right having a radius of 186.2300 feet, a chord of 110.8399 and a chord bearing of S 33° 37' 38" E to a set iron rod;

thence S 66° 41' 25" W a distance of 172.37 feet to a set iron rod on the west line of Lot #1;

thence N 00° 37' 56" E along the west line of said Lot #1 a distance of 15.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.481 acre of land, more or less, 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 July, 2003.

Prior Deed Reference – Volume 146, Page 17.
Volume 193, Page 627.

03104-S

Parcel #2

(Parcel 2)
(0.481 A)

REFERENCE SURVEY VOL. C
PAGE 720 IN THE TAX MAP OFFICE