

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

**LEGAL DESCRIPTION OF A 1.583 ACRE PARCEL
FOR RAYMOND BYERLY**

Being a parcel of land situated in part of the Southeast Quarter of Section 32, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of Berry Street and Reservoir Road;

thence on an assumed bearing of S 01° 00' 24" W along the centerline of Reservoir Road a distance of 734.51 feet to a found P-K nail;

thence N 89° 39' 57" W a distance of 15.00 feet to a found iron rod on the west right-of-way line of Reservoir Road marking the southeast corner of a parcel of land currently owned by H. & V. Conn and being the **POINT OF BEGINNING**;

thence S 01° 00' 24" W along said right-of-way line a distance of 168.60 feet to a set iron rod;

thence N 89° 11' 57" W a distance of 413.22 feet to a point on the east line of a parcel of land currently owned by the City of Upper Sandusky, referenced by a found iron rod situated N 88° 37' 06" W a distance of 10.00 feet;

thence N 01° 02' 36" E along the east line of said City of Upper Sandusky parcel a distance of 165.23 feet to a set iron rod marking the southwest corner of the aforementioned Conn parcel;

thence S 89° 39' 57" E along the south line of said Conn parcel a distance of 413.14 feet to the **POINT OF BEGINNING**.

Containing in all 1.583 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 March, 2005.

Prior Deed Reference – Volume 198, Page 128
05039-S **TRACT 1**

**(TRACT 1)
(1.583 A)**

**REFERENCE SURVEY VOL. C
PAGE 904 IN THE TAX MAP OFFICE**

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

**LEGAL DESCRIPTION OF A 1.413 ACRE PARCEL
FOR RAYMOND BYERLY**

Being a parcel of land situated in part of the Southeast Quarter of Section 32, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the intersection of Berry Street and Reservoir Road;

thence on an assumed bearing of S 01° 00' 24" W along the centerline of Reservoir Road a distance of 903.23 feet to a set MAG nail;

thence N 89° 11' 57" W a distance of 15.00 feet to a set iron rod on the west right-of-way line of Reservoir Road and being the **POINT OF BEGINNING**;

thence S 01° 00' 24" W along said right-of-way line a distance of 147.00 feet to a found iron rod marking the northeast corner of a parcel of land currently owned by J. Martin;

thence N 89° 44' 10" W along the north line of said Martin parcel and the north line of a parcel of land currently owned by L. Dillon a distance of 413.35 feet to a point on the east line of a parcel of land currently owned by the City of Upper Sandusky marking the northwest corner of said Dillon parcel, passing a set iron rod a distance of 412.71 feet;

thence N 01° 02' 36" E along the east line of said City of Upper Sandusky parcel a distance of 150.87 feet to a point referenced by a found iron rod situated N 88° 37' 06" W a distance of 10.00 feet;

thence S 89° 11' 57" E a distance of 413.22 feet to the **POINT OF BEGINNING**.

Containing in all 1.413 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 March, 2005.

Prior Deed Reference – Volume 198, Page 128

05039-S TRACT 2

(TRACT 2)
(1.413 A)

REFERENCE SURVEY VOL. C
PAGE 904 IN THE TAX MAP OFFICE