

**KOEHLER SURVEYING, INC.  
P.O. BOX 28  
UPPER SANDUSKY, OHIO 43351  
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**LEGAL DESCRIPTION OF A 0.039 ACRE PARCEL  
FOR MARTY'S IGA**

Being a parcel of land situated in part of Outlot 138 of the Original Plat of the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod on the east right-of-way line of Hazel Street (AKA: Garrett Street) marking the southwest corner of J. H. Ulrich's Subdivision (southwest corner of the north half of said Outlot 138) and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 57' 10" E along the south line of the north half of said Outlot 138 a distance of 442.87 feet to a point on the west right-of-way line of Keller Street referenced by a found iron rod situated S 75° 50' 15" W a distance of 0.17 feet;

thence S 00° 01' 01" E along the west right-of-way line of Keller Street a distance of 2.95 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by Pro-Soy, Inc.;

thence S 89° 44' 10" W along the north line of said Pro-Soy, Inc. parcel and the north line of a parcel of land currently owned by D. & G. Huffman a distance of 442.87 feet to a point on the east right-of-way line of Hazel Street (AKA: Garrett Street) marking the northwest corner of said Huffman parcel, passing a found railroad spike a distance of 1.79 feet and 2 found iron rods a distance of 276.06 feet and 442.79 feet respectively.

thence N 00° 01' 37" W along said right-of-way line a distance of 4.63 feet to the **POINT OF BEGINNING**.

Containing in all 0.039 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 August, 2006.

Prior Deed Reference – Volume 190, Page 206.

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