

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

**LEGAL DESCRIPTION OF A 0.295 ACRE PARCEL
FOR ALICE L. RUSSELL**

Being a parcel of land situated in part of Outlot 180 of the Original Plat of the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a point on the south right-of-way line of Wyandot Avenue marking the Northwest corner of said Outlot 180, referenced by a found iron pipe situated S 71° 03' 29" E a distance of 0.12 feet;

thence on an assumed bearing of N 89° 46' 10" E along said right-of-way line and being the north line of Outlot 180 a distance of 60.10 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by P. G. DuBois, et ux and being the **POINT OF BEGINNING**;

thence continuing N 89° 46' 10" E along said line a distance of 60.10 feet to a set iron rod marking the northwest corner of a parcel of land currently owned by W. W. Weatherholtz, et ux;

thence S 00° 10' 50" E along the west line of said Weatherholtz parcel extended a distance of 213.50 feet to a set iron rod;

thence S 89° 46' 10" W a distance of 60.10 feet to a set iron rod on the east line extended of the aforementioned DuBois parcel;

thence N 00° 10' 50" W along said DuBois line a distance of 213.50 feet to the **POINT OF BEGINNING**.

Containing in all 0.295 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 May, 2008.

Prior Deed Reference - Volume 138, Page 26.

08047-S

REFERENCE SURVEY VOL. C
PAGE 1147 IN THE TAX MAP OFFICE