

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

**LEGAL DESCRIPTION OF A 0.013 ACRE PARCEL
FOR TERRY BAKER**

Being a parcel of land situated in part of Lots 10, 11 and 12 of Lowry and Gamber's Subdivision of T. E. Grissell's Subdivision of Outlots 177 and 178, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the intersection of the original east right-of-way line of Warpole Street and the south right-of-way line of Walker Street, also being the Northwest Corner of said Lot 12, said point referenced by the next mentioned set iron rod;

thence on an assumed bearing of S 89° 52' 27" E along the south right-of-way line of Walker Street and the north line of said Lot 12 a distance of 18.75 feet to a set iron rod marking the current east right-of-way line of Warpole Street;

thence S 00° 02' 55" W along the current right-of way line of Warpole Street a distance of 104.92 feet to a set iron rod marking the southwest corner of a parcel of land currently owned by T. Baker and being the **POINT OF BEGINNING**;

thence S 89° 52' 27" E along said Baker parcel a distance of 140.00 feet to a point marking the southeast corner of said parcel, referenced by the next mentioned set iron rod;

thence S 00° 02' 55" W a distance of 4.00 feet to a set iron rod;

thence N 89° 52' 27" W a distance of 140.00 feet to a set MAG nail in pavement, referenced by a set iron rod situated N 00° 02' 55" E a distance of 4.00 feet;

thence N 00° 02' 55" E along said line a distance of 4.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.013 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 May, 2013.

Prior Deed Reference – OR Volume 32, Page 482; OR Volume 184, Page 835;
OR 207, Page 32.

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