

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

**LEGAL DESCRIPTION OF A 4.000 ACRE PARCEL
FOR ROGER BOWEN**

Being a parcel of land situated in part of the Southwest Quarter of Section 19, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the center of said Section 19;

thence on an assumed bearing of S 00° 07' 17" W along the north-south half section line a distance of 20.00 feet to a found iron rod on the south right-of-way line of Star Fish Lane;

thence S 89° 32' 27" W along said right-of-way line a distance of 642.93 feet to a set iron rod and being the **POINT OF BEGINNING**, passing a found iron rod a distance of 437.13 feet;

thence S 00° 07' 17" W a distance of 635.00 feet to a set iron rod;

thence S 89° 32' 27" W a distance of 274.41 feet to a found iron rod marking the southeast corner of a parcel of land currently owned by G & B Group;

thence N 00° 07' 17" E along said G & B Group parcel a distance of 635.00 feet to a found iron rod on the south right-of-way line of Star Fish Lane marking the northeast corner of said parcel;

thence N 89° 32' 27" E along said right-of-way line a distance of 274.41 feet to the **POINT OF BEGINNING**.

Containing in all 4.000 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 August, 2013.

Prior Deed Reference – Volume 200, Page 194; Volume 203, Page 498;
Volume 206, Page 138; Volume 208, Page 564.

13116-S



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

**LEGAL DESCRIPTION OF A 9.372 ACRE PARCEL
FOR ROGER BOWEN**

Being a parcel of land situated in part of the Southwest Quarter of Section 19, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the center of said Section 19;

thence on an assumed bearing of S 00° 07' 17" W along the north-south half section line a distance of 20.00 feet to a found iron rod on the south right-of-way line of Star Fish Lane and being the **POINT OF BEGINNING**;

thence S 00° 07' 17" W along said north-south half section line a distance of 635.00 feet to a found iron rod;

thence S 89° 32' 27" W a distance of 642.93 feet to a set iron rod;

thence N 00° 07' 17" E on a line a distance of 635.00 feet to a set iron rod on the south right-of-way line of Star Fish Lane;

thence N 89° 32' 27" E along the south right-of-way line of said Star Fish Lane a distance of 642.93 feet to the **POINT OF BEGINNING**.

Containing in all 9.372 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 has been written by Victor B. Koehler, P.S. #7457 on November 28, 2016 and is based upon survey volume D, page 371 and survey volume C, page 1461.

Prior Deed Reference – Volume 200, Page 194; Volume 203, Page 498;
Volume 206, Page 138; Volume 208, Page 564

REFERENCE SURVEY VOL. C
PAGE 1461 IN THE TAX MAP OFFICE

REFERENCE SURVEY VOL. D
PAGE 371 IN THE TAX MAP OFFICE

STATE OF OHIO
VICTOR B. KOEHLER
PROFESSIONAL SURVEYOR
S16164-S
2016
Remainder
(9.372A)

C:\SMI\2016smi\16164-S 9.372ACRE CLOSURE

PT: 1 N: 0.0000 E: 0.0000
S0°07'17"W DIST: 635.00
PT: 2 N: -634.9986 E: -1.3453
S89°32'27"W DIST: 642.93
PT: 3 N: -640.1509 E: -644.2547
N0°07'17"E DIST: 635.00
PT: 4 N: -5.1524 E: -642.9094
N89°32'27"E DIST: 642.93
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N= 0.0000, E= 0.0000

AREA: 9.372 ACRES