

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

**LEGAL DESCRIPTION OF A 0.938 ACRE PARCEL
FOR JEFF ROTH**

Being a parcel of land situated in part of Lot 8 of Roth Estates Subdivision Number 3, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod on the southerly right-of-way line of Brookview Lane marking the northeast corner of said Lot 4 and the southwest corner of said Lot 8;

thence along said right-of-way line an arc distance of 81.05 feet on a curve to the left having a radius of 113.70 feet, a chord of 79.35 feet and an assumed chord bearing of N 68° 50' 40" E to a set iron rod and being the **POINT OF BEGINNING**;

thence along said right-of-way line an arc distance of 54.19 feet on a curve to the left having a radius of 113.70 feet, a chord of 53.68 feet and a chord bearing of N 34° 46' 10" E to a found iron rod;

thence N 21° 07' 00" E along said right-of-way line a distance of 40.81 feet to a found iron rod marking the southwest corner of a parcel of land owned by J. M. Thomas, et ux;

thence S 87° 02' 27" E along said Thomas parcel a distance of 257.61 feet to a found iron rod on the west line of Lot 7 of said Subdivision marking the southeast corner of said parcel;

thence S 00° 11' 13" E along said Lot 7 a distance of 119.89 feet to a found iron rod marking the northeast corner of Lot 5 of said Subdivision;

thence S 77° 09' 43" W along said Lot 5 a distance of 208.48 feet to a found iron rod marking the northwest corner of said Lot 5;

thence N 45° 41' 10" W a distance of 139.35 feet to the **POINT OF BEGINNING**.

Containing in all 0.938 acres of land, more or less, being subject to all legal highways and easements of record.

REFERENCE SURVEY VOL. C
PAGE 1477 IN THE TAX MAP OFFICE

(TRACT B)

(0.938 AC)

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 204, Page 454.

Tract B

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

**LEGAL DESCRIPTION OF A 0.656 ACRE PARCEL
FOR JEFF ROTH**

Being a parcel of land situated in part of Lots 4 and 8 of Roth Estates Subdivision Number 3, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod on the southerly right-of-way line of Brookview Lane marking the northeast corner of said Lot 4 and the southwest corner of said Lot 8 and being the **POINT OF BEGINNING**;

thence along said right-of-way line an arc distance of 81.05 feet on a curve to the left having a radius of 113.70 feet, a chord of 79.35 feet and an assumed chord bearing of N 68° 50' 40" E to a set iron rod;

thence S 45° 41' 10" E a distance of 139.35 feet to a found iron rod marking the northwest corner of Lot 5 of said Subdivision;

thence S 00° 11' 44" E along said Lot 5 a distance of 50.00 feet to a found iron rod;

thence S 86° 33' 02" W a distance of 238.31 feet to a found iron rod on the east line of Lot 3 of said Subdivision;

thence N 00° 01' 11" W along said Lot 3 a distance of 132.23 feet to a found iron rod on the southerly right-of-way line of Brookview Lane marking the northeast corner of said Lot 3;

thence N 89° 16' 00" E along said right-of-way line a distance of 64.05 feet to the **POINT OF BEGINNING**.

Containing in all 0.656 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.

REFERENCE SURVEY VOL. C
PAGE 177 IN THE TAX MAP OFFICE
(TRACT A) (0.656 AC)

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 204, Page 454.

Tract A

