

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

(OUTLOT 146)

**LEGAL DESCRIPTION OF A 1.322 ACRE PARCEL  
FOR DAVE EIPPERT**

Being a parcel of land situated in part of Outlots 145 and 146 of the Original Plat of the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the Southwest corner of Outlot 146 referenced by a found iron pipe in a monument box situated S 32° 06' 45" E a distance of 38.93 feet; thence N 89° 55' 37" E a distance of 20.00 feet to a set MAG nail marking the intersection of the east right of way of Warpole Street and the north right of way of Guthrie Street referenced by said iron pipe in said monument box situated S 01° 12' 48" E a distance of 33.01 feet and being the **POINT OF BEGINNING** of herein described parcel;

thence N 00° 07' 14" W along said right of way line of Warpole Street a distance of 317.42 feet to a set iron rod on the south line of a parcel of land now or formerly owned by K. & L. Graham;

thence N 89° 57' 03" E along said parcel a distance of 181.26 feet to a set iron rod;

thence S 00° 09' 31" E a distance of 317.34 feet to a set iron rod on the north right of way line of Guthrie Street;

thence S 89° 55' 37" W along said right of way line a distance of 181.47 feet to the **POINT OF BEGINNING**.

Containing in all 1.322 acres of land, more or less. The above described property 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 December, 2015.

(1.322 A)

Prior Deed References – OR 213, page 2667.

15167-S

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

(OUTLOT 145)

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**LEGAL DESCRIPTION OF AN INGRESS/EGRESS EASEMENT  
FOR DAVE EIPPERT**

Being an easement situated in part of Outlot 145 of the Original Plat of the City of Upper Sandusky, Wyandot County, Ohio and further described as follows:

Commencing at a set iron rod marking the intersection of the east right of way line of Warpole Street and the north line of Outlot 145 and being the **POINT OF BEGINNING** of the following described easement parcel;

thence N 89° 57' 03" E along said north line of Outlot 145 a distance of 181.26 feet to a set iron rod;

thence S 00° 09' 31" E a distance of 30.00 feet to a point;

thence S 89° 57' 03" W a distance of 181.28 feet to a point on the east right of way line of Warpole Street;

thence N 00° 07' 14" W along said right of way line a distance of 30.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.125 acre of land, more or less. The above described property 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 December, 2015.

Prior Deed Reference ~ OR 213, Page 2667.

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REFERENCE SURVEY VOL. *C*  
PAGE *1602* IN THE TAX MAP OFFICE  
(EASEMENT) (0.125A)

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

(OUTLOT 145)

---

**LEGAL DESCRIPTION OF AN INGRESS/EGRESS EASEMENT  
FOR DAVE EIPPERT**

Being an easement situated in part of Outlot 145 of the Original Plat of the City of Upper Sandusky, Wyandot County, Ohio and further described as follows:

Commencing at a set iron rod marking the intersection of the east right of way line of Warpole Street and the north line of Outlot 145 and being the **POINT OF BEGINNING** of the following described easement parcel;

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thence S 00° 09' 31" E a distance of 30.00 feet to a point;

thence S 89° 57' 03" W a distance of 181.28 feet to a point on the east right of way line of Warpole Street;

thence N 00° 07' 14" W along said right of way line a distance of 30.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.125 acre of land, more or less. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

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REFERENCE SURVEY VOL. C  
PAGE 602 IN THE TAX MAP OFFICE  
(0.125A) (EASEMENT)

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

(OUTLOT 145)

---

**LEGAL DESCRIPTION OF A 1.322 ACRE PARCEL  
FOR DAVE EIPPERT**

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(1.322 A)

REFERENCE SURVEY VOL. *C*  
PAGE *1602* IN THE TAX MAP OFFICE

Prior Deed References – OR 213, page 2667.

15167-S