

**KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 0.097 ACRE PARCEL  
FOR A & A GROCERY**

Being a parcel of land situated in part of Original Inlot #230, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the northeast corner of said Inlot #230 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set drill hole in a concrete sidewalk situated N 89° 56' 47" E a distance of 2.20 feet;

thence on an assumed bearing of S 00° 00' 04" E along the east line of said Inlot #230 a distance of 25.40 feet to a point, referenced by a set drill hole in a concrete sidewalk situated N 89° 56' 47" E a distance of 2.20 feet;

thence S 89° 56' 47" W on a line a distance of 165.77 feet to a set iron rod marking the west line of said Inlot #230;

thence N 00° 00' 01" W along the west line of said Inlot #230 a distance of 25.40 feet to a set iron rod marking the northwest corner of said Inlot #230;

thence N 89° 56' 47" E along the north line of said Inlot #230 a distance of 165.77 feet to the **POINT OF BEGINNING**.

Containing in all 0.097 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 October 2018.



Prior Deed References – DV 202, Page 88, DV 202, Page 91, DV 202, Page 92,  
DV 202, Page 93, DV 202, Page 94.

18148-S

PT: 1 N: 10000.0000 E: 10000.0000  
S0°00'04"E DIST: 25.40  
PT: 2 N: 9974.6000 E: 10000.0005  
S89°56'47"W DIST: 165.77  
PT: 3 N: 9974.4449 E: 9834.2306  
N0°00'01"W DIST: 25.40  
PT: 4 N: 9999.8449 E: 9834.2304  
N89°56'47"E DIST: 165.77  
PT: 5 N: 10000.0000 E: 10000.0004

CLOSING BEARING/DISTANCE: N90°00'00"W DIST: 0.0004

MISCLOSURE: N: 10000.0000 E: 10000.0004

AREA: 0.097 ACRES



REFERENCE SURVEY VOL. C  
PAGE 1703 IN THE TAX MAP OFFICE

"2018"