

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

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**LEGAL DESCRIPTION OF A 0.955 ACRE PARCEL  
FOR JIM SHULL**

Being a parcel of land situated in part of the Northwest Quarter of Section 5, T-3-S, R-14-E, City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerlines of Marseilles Avenue and High Street, referenced by a found iron pipe situated N 49° 12' 45" E a distance 39.13 feet;

thence on an assumed bearing of S 00° 47' 25" E along the centerline of said Marseilles Avenue a distance of 165.00 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by S. Bennett and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 89° 40' 33" E a distance of 30.01 feet;

thence S 89° 40' 33" E along said Bennett parcel and a parcel of land now or formerly owned by B. & N. Caldwell, Trustees and a parcel of land now or formerly owned by T. Rife a distance of 515.00 feet to a found iron rod marking a corner of said T. Rife parcel, passing the aforementioned found iron rod a distance of 30.01 feet;

thence continuing S 89° 40' 33" E on a line a distance of 20.00 feet to a set iron rod;

thence S 00° 47' 25" E on a line a distance of 77.76 feet to a set iron rod;

thence N 89° 40' 33" W on a line a distance of 535.00 feet to a set MAG nail on the centerline of Marseilles Avenue, passing a set iron rod a distance of 504.99 feet;

thence N 00° 47' 25" W along the centerline of Marseilles Avenue a distance of 77.76 feet to the **POINT OF BEGINNING**.

Containing in all 0.955 acre of land, more or less, of which 0.054 acre, more or less, is currently contained within highway right-of-ways. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

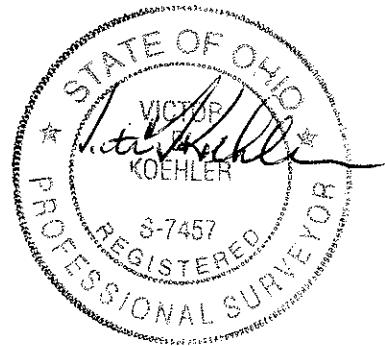
Tract 5  
(0.955A) C  
REFERENCE SURVEY VOL. 1705  
PAGE 1705 IN THE TAX MAP OFFICE  
"2018"

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 – OR 22, Page 177; OR 230, Page 569

18130-S      Tract 5



PT: 21 N: 10000.0000 E: 10000.0000  
S89°40'33"E DIST: 535.00  
PT: 22 N: 9996.9731 E: 10534.9914  
S0°47'25"E DIST: 77.76  
PT: 23 N: 9919.2205 E: 10536.0639  
N89°40'33"W DIST: 535.00  
PT: 24 N: 9922.2474 E: 10001.0725  
N0°47'25"W DIST: 77.76  
PT: 25 N: 10000.0000 E: 10000.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.955 ACRES



REFERENCE SURVEY VOL C  
PAGE 1705 IN THE TAX MAP OFFICE

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**LEGAL DESCRIPTION OF A 1.209 ACRE PARCEL  
FOR JIM SHULL**

Being a parcel of land situated in part of the Northwest Quarter of Section 5, T-3-S, R-14-E, City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerlines of Marseilles Avenue and High Street, referenced by a found iron pipe situated N 49° 12' 45" E a distance 39.13 feet;

thence on an assumed bearing of S 89° 40' 33" E along the centerline of said High Street a distance of 970.42 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 00° 02' 48" E a distance of 25.00 feet;

thence S 89° 40' 33" E along the centerline of said High Street a distance of 217.71 feet to a found nail marking a corner of a parcel of land now or formerly owned by G. Snow, referenced by a found iron rod situated S 00° 19' 27" W a distance of 25.00 feet;

thence S 00° 19' 27" W along said Snow parcel a distance of 242.71 feet to a set iron rod, passing the aforementioned found iron rod a distance of 25.00 feet;

thence N 89° 40' 33" W on a line a distance of 216.14 feet to a set iron rod;

thence N 00° 02' 48" W on a line a distance of 242.71 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 217.71 feet.

Containing in all 1.209 acres of land, more or less, of which 0.125 acre, more or less, is currently contained within highway right-of-ways. 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.

*Tract 1  
(1.209A)* *C*  
REFERENCE SURVEY VOL. *1705*  
PAGE *1705* IN THE TAX MAP OFFICE  
"2018"

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in October 2018.

Prior Deed References – OR 22, Page 177; OR 230, Page 569

18130-S      Tract 1



PT: 1 N: 10000.0000 E: 10000.0000  
S89°40'33"E DIST: 217.71  
PT: 2 N: 9998.7683 E: 10217.7065  
S0°19'27"W DIST: 242.71  
PT: 3 N: 9756.0621 E: 10216.3333  
N89°40'33"W DIST: 216.14  
PT: 4 N: 9757.2850 E: 10000.1968  
N0°02'48"W DIST: 242.71  
PT: 5 N: 9999.9949 E: 9999.9991

CLOSING BEARING/DISTANCE: N10°03'22"E DIST: 0.0052

MISCLOSURE: N: -0.0051 E: -0.0009

AREA: 1.209 ACRES



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**LEGAL DESCRIPTION OF A 1.209 ACRE PARCEL  
FOR JIM SHULL**

Being a parcel of land situated in part of the Northwest Quarter of Section 5, T-3-S, R-14-E, City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerlines of Marseilles Avenue and High Street, referenced by a found iron pipe situated N 49° 12' 45" E a distance 39.13 feet;

thence on an assumed bearing of S 89° 40' 33" E along the centerline of said High Street a distance of 752.71 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 00° 25' 02" E a distance of 25.00 feet;

thence S 89° 40' 33" E along the centerline of said High Street a distance of 217.71 feet to a set MAG nail, referenced by a set iron rod situated S 00° 02' 48" E a distance of 25.00 feet;

thence S 00° 02' 48" E on a line a distance of 242.71 feet to a set iron rod, passing the aforementioned set iron rod a distance of 25.00 feet;

thence N 89° 40' 33" W on a line a distance of 216.14 feet to a set iron rod;

thence N 00° 25' 02" W on a line a distance of 242.73 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 217.73 feet.

Containing in all 1.209 acres of land, more or less, of which 0.125 acre, more or less, is currently contained within highway right-of-ways. 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.

*Tract 2  
(1.209A)* REFERENCE SURVEY VOL *C*  
PAGE *1705* IN THE TAX MAP OFFICE  
*"2018"*

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#7457, in October 2018.

Prior Deed References – OR 22, Page 177; OR 230, Page 569

18130-S      Tract 2

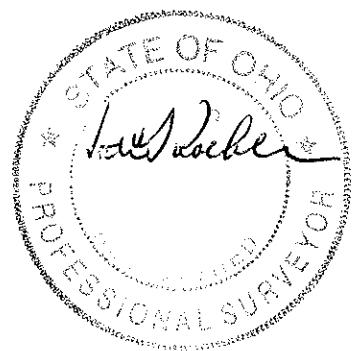


PT: 6 N: 10000.0000 E: 10000.0000  
S89°40'33"E DIST: 217.71  
PT: 7 N: 9998.7683 E: 10217.7065  
S0°02'48"E DIST: 242.71  
PT: 8 N: 9756.0583 E: 10217.9042  
N89°40'33"W DIST: 216.14  
PT: 9 N: 9757.2812 E: 10001.7677  
N0°25'02"W DIST: 242.73  
PT: 10 N: 10000.0048 E: 10000.0001

CLOSING BEARING/DISTANCE: S1°40'06"W DIST: 0.0048

MISCLOSURE: N: 0.0048 E: 0.0001

AREA: 1.209 ACRES



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**LEGAL DESCRIPTION OF A 1.209 ACRE PARCEL  
FOR JIM SHULL**

Being a parcel of land situated in part of the Northwest Quarter of Section 5, T-3-S, R-14-E, City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerlines of Marseilles Avenue and High Street, referenced by a found iron pipe situated N 49° 12' 45" E a distance 39.13 feet;

thence on an assumed bearing of S 89° 40' 33" E along the centerline of said High Street a distance of 535.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 00° 47' 25" E a distance of 25.00 feet;

thence S 89° 40' 33" E along the centerline of said High Street a distance of 217.71 feet to a set MAG nail, referenced by a set iron rod situated S 00° 25' 02" E a distance of 25.00 feet;

thence S 00° 25' 02" E on a line a distance of 242.73 feet to a set iron rod, passing the aforementioned set iron rod a distance of 25.00 feet;

thence N 89° 40' 33" W on a line a distance of 216.13 feet to a set iron rod;

thence N 00° 47' 25" W on a line a distance of 242.76 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 217.76 feet.

Containing in all 1.209 acres of land, more or less, of which 0.125 acre, more or less, is currently contained within highway right-of ways. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

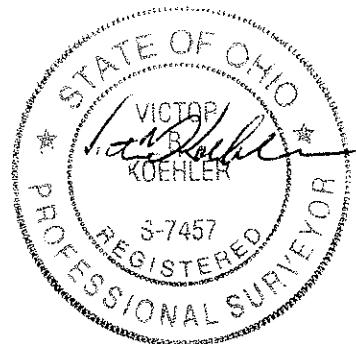
All set iron rods are 5/8" diameter with personalized plastic caps.

Tract 3  
(1.209A)  
REFERENCE SURVEY VOL  
PAGE 1705 C  
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"2018"

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Prior Deed References – OR 22, Page 177; OR 230, Page 569

18130-S      Tract 3



PT: 11 N: 10000.0000 E: 10000.0000  
S89°40'33"E DIST: 217.71  
PT: 12 N: 9998.7683 E: 10217.7065  
S0°25'02"E DIST: 242.73  
PT: 13 N: 9756.0447 E: 10219.4740  
N89°40'33"W DIST: 216.13  
PT: 14 N: 9757.2675 E: 10003.3475  
N0°47'25"W DIST: 242.76  
PT: 15 N: 10000.0044 E: 9999.9992

CLOSING BEARING/DISTANCE: S9°58'54"E DIST: 0.0045

MISCLOSURE: N: 0.0044 E: -0.0008

AREA: 1.209 ACRES



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**LEGAL DESCRIPTION OF A 0.076 ACRE PARCEL  
FOR JIM SHULL**

Being a parcel of land situated in part of the Northwest Quarter of Section 5, T-3-S, R-14-E, City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerlines of Marseilles Avenue and High Street, referenced by a found iron pipe situated N 49° 12' 45" E a distance 39.13 feet;

thence on an assumed bearing of S 89° 40' 33" E along the centerline of said High Street a distance of 515.00 feet to a found nail marking a corner of a parcel of land now or formerly owned by T. Rife and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 00° 47' 25" E a distance of 25.00 feet;

thence S 89° 40' 33" E along the centerline of said High Street a distance of 20.00 feet to a set MAG mail, referenced by a set iron rod situated S 00° 47' 25" E a distance of 25.00 feet;

thence S 00° 47' 25" E on a line a distance of 165.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 25.00 feet;

thence N 89° 40' 33" W on a line a distance of 20.00 feet to a found iron rod marking a corner of said T. Rife parcel;

thence N 00° 47' 25" W along said T. Rife parcel a distance of 165.00 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 140.00 feet.

Containing in all 0.076 acre of land, more or less, of which 0.011 acre, more or less, is currently contained within right-of-ways. 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.

Tract 4  
(0.076A) C  
REFERENCE SURVEY VOL.  
PAGE 1705 IN THE TAX MAP OFFICE  
"2018"

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in October 2018.

Prior Deed References – OR 22, Page 177; OR 230, Page 569

18130-S      Tract 4



PT: 16 N: 10000.0000 E: 10000.0000  
S89°40'33"E DIST: 20.00  
PT: 17 N: 9999.8868 E: 10019.9997  
S0°47'25"E DIST: 165.00  
PT: 18 N: 9834.9025 E: 10022.2754  
N89°40'33"W DIST: 20.00  
PT: 19 N: 9835.0157 E: 10002.2758  
N0°47'25"W DIST: 165.00  
PT: 20 N: 10000.0000 E: 10000.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.076 ACRES



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