

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

**LEGAL DESCRIPTION OF A 1.373 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, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the west quarter post of said Section 5 and the centerline of Marseilles Avenue;

thence on an assumed bearing of N 00° 47' 25" W along the west line of said Section 5 and the centerline of said Marseilles Avenue a distance of 871.97 feet to a set MAG nail 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 continuing N 00° 47' 25" W along the west line of said Section 5 and the centerline of said Marseilles Avenue a distance of 207.30 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by T. Rife, 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 the south line of said T. Rife parcel a distance of 288.46 feet to a set iron rod, passing the aforementioned found iron rod a distance of 30.01 feet;

thence S 00° 47' 25" E on a line a distance of 207.30 feet to a set iron rod;

thence N 89° 40' 33" W on a line a distance of 288.46 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 258.45 feet.

Containing in all 1.373 acres of land, more or less, of which 0.143 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.

REFERENCE SURVEY VOL C
PAGE 1774 IN THE TAX MAP OFFICE

(Tract 1: 1.373A) "2020"

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in July 2020.

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

20103-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
N0°47'25"W DIST: 207.30
PT: 2 N: 207.2803 E: -2.8592
S89°40'33"E DIST: 288.46
PT: 3 N: 205.6482 E: 285.5962
S0°47'25"E DIST: 207.30
PT: 4 N: -1.6320 E: 288.4554
N89°40'33"W DIST: 288.46
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: S0°00'00"W DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 1.3725 ACRES



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"2020"

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

Commencing at a found railroad spike marking the west quarter post of said Section 5 and the centerline of Marseilles Avenue;

thence on an assumed bearing of N 00° 47' 25" W along the west line of said Section 5 and the centerline of said Marseilles Avenue a distance of 665.64 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated S 89° 17' 32" E a distance of 30.01 feet;

thence continuing N 00° 47' 25" W along the west line of said Section 5 and the centerline of said Marseilles Avenue a distance of 206.33 feet to a set MAG nail, referenced by a set iron rod situated S 89° 40' 33" E a distance of 30.01 feet;

thence S 89° 40' 33" E on a line a distance of 288.46 feet to a set iron rod, passing the aforementioned set iron rod a distance of 30.01 feet;

thence S 00° 47' 25" E on a line a distance of 208.26 feet to a set iron rod;

thence N 89° 17' 32" W on a line a distance of 288.50 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 258.49.

Containing in all 1.373 acres of land, more or less, of which 0.143 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.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in July 2020.

REFERENCE SURVEY VOL. C
PAGE 1774 IN THE TAX MAP OFFICE
(Tract 2 = 1.373A)

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

20103-S Tract 2

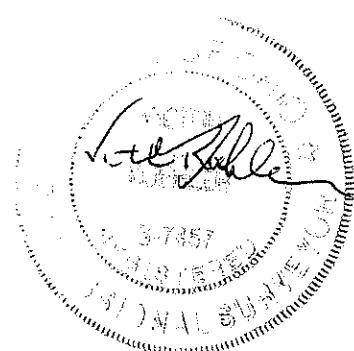


PT: 1 N: 0.0000 E: 0.0000
N0°47'25"W DIST: 206.33
PT: 2 N: 206.3104 E: -2.8458
S89°40'33"E DIST: 288.46
PT: 3 N: 204.6783 E: 285.6096
S0°47'25"E DIST: 208.26
PT: 4 N: -3.5618 E: 288.4820
N89°17'32"W DIST: 288.50
PT: 5 N: 0.0019 E: 0.0040

CLOSING BEARING/DISTANCE: S64°29'41"W DIST: 0.0044

MISCLOSURE: N: 0.0019 E: 0.0040

AREA: 1.3725 ACRES



REFERENCE SURVEY VOL. C
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