

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

---

**LEGAL DESCRIPTION OF A 0.016 ACRE PARCEL  
FOR ANDREW CRESSMAN**

Being a parcel of land situated in part of Outlot 111 of the Original Plat, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the Southwest Corner of Outlot 111 and the east right-of-way line of Fifth Street, referenced by a found iron rod situated N 00° 01' 10" E a distance of 4.10 feet;

thence on an assumed bearing of N 00° 01' 10" E along the west line of said Outlot 111 and the east right-of-way line of said Fifth Street a distance of 56.00 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a found iron rod a distance of 4.10 feet;

thence continuing N 00° 01' 10" E along the west line of said Outlot 111 and the east right-of-way line of said Fifth Street a distance of 3.50 feet to a found MAG nail, referenced by as found iron rod situated N 00° 01' 10" E a distance of 52.00 feet marking a corner of a parcel of land now or formerly owned by A & M. Cressman (OR 272, Page 2077);

thence N 89° 59' 42" E along the south line of said A. & M. Cressman parcel (OR 272, Page 2077) a distance of 194.42 feet to a found iron rod marking the west line of a parcel of land now or formerly owned by T. Bay, Etux.;

thence S 00° 01' 46" W along the west line of said T. Bay, Etux. parcel a distance of 3.50 feet to a set iron rod;

thence S 89° 59' 42" W on a line a distance of 194.42 feet to the **POINT OF BEGINNING**.

Containing in all 0.016 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 2022.

Prior Deed References – OR 277, Page 952

22165-S



PT: 1 N: 0.0000 E: 0.0000  
N0°01'10"E DIST: 3.50  
PT: 2 N: 3.5000 E: 0.0012  
N89°59'42"E DIST: 194.42  
PT: 3 N: 3.5170 E: 194.4212  
S0°01'46"W DIST: 3.50  
PT: 4 N: 0.0170 E: 194.4194  
S89°59'42"W DIST: 194.42  
PT: 5 N: 0.0000 E: -0.0006

CLOSING BEARING/DISTANCE: S89°58'32"E DIST: 0.0006

MISCLOSURE: N: 0.0000 E: -0.0006

AREA: 0.016 ACRES



REFERENCE SURVEY VOL. C

PAGE 1866 IN THE TAX MAP OFFICE  
"2022"