

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

**LEGAL DESCRIPTION OF A 0.395 ACRE PARCEL
FOR DIAMOND DOOR**

Being a parcel of land situated in part of Lot #16 of Highland Acres Subdivision #6 and Lands in the Southwest Quarter of Section 21, T-2-S, R-14-E, Crane Township, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the southeast corner of said Lot 16 and a corner of a parcel of land now or formerly owned by The C.H. McCarthy Corporation and a northerly line of a parcel of land now of formerly owned by the State of Ohio (DV 132, Page 551) and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 38° 26' 23" W along the southerly line of said Lot #16 and along said The C.H. McCarthy Corporation southerly line a distance of 70.00 feet to a found iron rod marking a corner of said The C.H. McCarthy Corporation parcel and a corner of a parcel of land now or formerly owned by Diamond Roll-Up Door, Inc.;

thence N 00° 50' 59" E along said The C.H. McCarthy Corporation parcel and Diamond Roll-Up Door, Inc. parcel a distance of 61.26 feet to a found iron rod marking a corner of said The C.H. McCarthy Corporation parcel and said Diamond Roll-Up Door Inc. parcel;

thence N 30° 24' 45" E along said The C.H. McCarthy Corporation parcel and said Diamond Roll-Up Door, Inc. parcel a distance of 411.08 feet to a found iron rod marking a corner of said The C.H. McCarthy Corporation parcel and said Diamond Roll-Up Door, Inc. parcel, passing a found iron rod a distance of 86.55 feet;

thence S 42° 52' 35" E on a line a distance of 41.76 feet to a set iron rod marking a southerly line of said The C.H. McCarthy Corporation parcel and northly line of said State of Ohio parcel;

thence S 30° 24' 45" W along the southerly line of said The C.H. McCarthy Corporation parcel and northerly line of said State of Ohio parcel a distance of 383.04 feet to the **POINT OF BEGINNING.**

Containing in all 0.395 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, 2023.

Prior Deed References – OR 251, Page 1788

23121-S Adjoiner only tract



PT: 1 N: 0.0000 E: 0.0000
S38°26'23"W DIST: 70.00
PT: 2 N: -54.8284 E: -43.5184
N0°50'59"E DIST: 61.26
PT: 3 N: 6.4249 E: -42.6099
N30°24'45"E DIST: 411.08
PT: 4 N: 360.9416 E: 165.4878
S42°52'35"E DIST: 41.76
PT: 5 N: 330.3389 E: 193.9021
S30°24'45"W DIST: 383.04
PT: 6 N: 0.0040 E: -0.0011

CLOSING BEARING/DISTANCE: S15°54'17"E DIST: 0.0041

MISCLOSURE: N: 0.0040 E: -0.0011

AREA: 0.395 ACRES



REFERENCE SURVEY VOL. C

PAGE 1890 IN THE TAX MAP OFFICE

"2023"