

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

**LEGAL DESCRIPTION OF A 0.176 ACRE PARCEL
FOR FARMERS COMMISSION COMPANY**

Being a parcel of land situated in part of Lot #10 of Joseph Frederick's Addition to the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the northwest corner of said Lot #10;

thence on an assumed bearing of N 89° 36' 02" E along the north line of said Lot #10 a distance of 67.35 feet to a point and being the **POINT OF BEGINNING**;

thence continuing N 89° 36' 02" E along the north line of said Lot #10 a distance of 20.00 feet to a set iron rod on the west line of a parcel of land currently owned by CSX Transportation;

thence S 00° 01' 14" E along the west line of said CSX Transportation a distance of 382.17 feet to a set iron rod on the north right-of-way line of Walker Street;

thence S 89° 46' 20" W along said right-of-way line a distance of 20.00 feet to a set iron rod;

thence N 00° 01' 14" W a distance of 382.11 feet to the **POINT OF BEGINNING**.

Containing in all 0.176 acre 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 May, 2001.

Prior Deed Reference – Volume 176, Page 506.

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