

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

**LEGAL DESCRIPTION OF A 3.858 ACRE PARCEL
FOR ROBERT & PATI BARDON**

Being a parcel of land situated in part of "Lands" and part of the Original Plat of the Village of Mononcue, now part of the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the northeast corner of Lot #1 of the Original Plat of the Village of Mononcue and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 01° 44' 24" W along the east line of said Lot #1 a distance of 210.91 feet to a set iron rod on a northerly line of CSX Transportation marking the southeast corner of said Lot #1;

thence N 87° 41' 03" W along a northerly line of CSX Transportation a distance of 484.57 feet to a found iron rod marking a corner of CSX Transportation (southwest corner of a vacated alley);

thence N 01° 44' 24" E along a line of CSX Transportation (west line of said vacated alley) a distance of 16.00 feet to a found iron rod marking a corner of said CSX Transportation;

thence N 87° 41' 03" W along a northerly line of CSX Transportation a distance of 353.98 feet to a found iron rod on the east right-of-way line of Reservoir Road;

thence N 01° 58' 35" E along the east right-of-way line of Reservoir Road a distance of 187.57 feet to a found iron rod on the south right-of-way line of Berry Street;

thence S 88° 11' 07" E along the south right-of-way line of Berry Street a distance of 837.73 feet to the **POINT OF BEGINNING**.

Containing in all 3.858 acres 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 August, 2003.

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