

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

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**LEGAL DESCRIPTION OF A 0.077 ACRE PARCEL FOR  
THE UPPER SANDUSKY BOARD OF EDUCATION**

Being a parcel of land situated in part of the Northwest Quarters of Section 17, T-4-S, R-13-E, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerline of a 16 foot wide alley on the south side of Merriman's Addition and the centerline of State Route 37 and referenced by a set iron rod situated N 60° 46' 33" E a distance of 49.90 feet;

thence along the centerline of State Route 37 an arc distance of 312.37 feet along a curve to the right having a radius of 1273.57 feet, a chord of 311.59 feet and a chord bearing of S 11° 12' 26" E to a found MAG nail and being the **POINT OF BEGINNING**;

thence N 71° 59' 16" E a distance of 226.62 feet to a found iron rod marking the northeasterly corner of a parcel of land currently owned by The Board of Trustees of Marseilles Township, passing a set iron rod a distance of 30.87 feet;

thence S 60° 24' 58" W along a northerly line of said Board of Trustees of Marseilles Township parcel a distance of 147.70 feet to a set iron rod marking a corner of said parcel;

thence N 88° 07' 45" W along a northerly line of said Board of Trustees of Marseilles Township parcel a distance of 87.12 feet to the **POINT OF BEGINNING**, passing a found iron rod a distance of 57.95 feet.

Containing in all 0.077 acre of land, more or less, of which 0.003 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 November, 2005.

Prior Deed Reference – Volume 85, Page 262; Volume 105, Page 298

05185-S

**Tract 2**

REFERENCE SURVEY VOL. D  
PAGE 280 IN THE TAX MAP OFFICE

(TRACT 2) (0.077A)

**KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 6.258 ACRE PARCEL FOR  
THE UPPER SANDUSKY BOARD OF EDUCATION**

Being a parcel of land situated in part of the Northeast and Northwest Quarters of Section 17, T-4-S, R-13-E and part of Merriman's Addition in the Village of Marseilles, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerline of a 16 foot wide alley on the south side of Merriman's Addition and the centerline of State Route 37 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 60° 46' 33" E along the centerline of said alley a distance of 504.60 feet to a set MAG nail marking the centerline of County Highway 77, passing 2 set iron rods a distance of 49.90 feet and 477.74 feet respectively;

thence S 28° 46' 35" E along the centerline of County Highway 77 a distance of 3.82 feet to a set MAG nail, referenced by a set iron rod situated S 68° 52' 51" W a distance of 27.10 feet;

thence S 40° 51' 09" E along said centerline a distance of 427.85 to a found railroad spike, referenced by the next mentioned found iron rod;

thence S 40° 58' 12" E along said centerline a distance of 27.40 feet to a found iron rod marking a northerly corner of a parcel of land currently owned by B. E. Thomas;

thence S 48° 49' 15" W along a westerly line of said Thomas parcel a distance of 486.37 feet to a found iron rod marking a corner of a parcel of land currently owned by The Board of Trustees of Marseilles Township;

thence N 27° 45' 48" W along a northeasterly line of said Board of Trustees of Marseilles Township parcel a distance of 210.16 feet to a found iron rod marking the northeasterly corner of said parcel;

thence S 60° 24' 58" W along a northerly line of said Board of Trustees of Marseilles Township parcel a distance of 147.70 feet to a set iron rod marking a corner of said parcel;

thence N 88° 07' 45" W along a northerly line of said Board of Trustees of Marseilles Township parcel a distance of 87.12 feet to found MAG nail on the centerline of State Route 37 marking a corner of said parcel, passing a found iron rod a distance of 57.95 feet;

thence along said centerline an arc distance of 312.37 feet along a curve to the left having a radius of 1273.57 feet, a chord of 311.59 feet and a chord bearing of N 11° 12' 26" W to the **POINT OF BEGINNING**.

Containing in all 6.258 acres of land, more or less, of which 0.620 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 November, 2005.

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**Combination of Tracts 1 & 2**

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**LEGAL DESCRIPTION OF A 6.181 ACRE PARCEL FOR  
THE UPPER SANDUSKY BOARD OF EDUCATION**

Being a parcel of land situated in part of the Northeast and Northwest Quarters of Section 17, T-4-S, R-13-E and part of Merriman's Addition in the Village of Marseilles, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerline of a 16 foot wide alley on the south side of Merriman's Addition and the centerline of State Route 37 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 60° 46' 33" E along the centerline of said alley a distance of 504.60 feet to a set MAG nail marking the centerline of County Highway 77, passing 2 set iron rods a distance of 49.90 feet and 477.74 feet respectively;

thence S 28° 46' 35" E along the centerline of County Highway 77 a distance of 3.82 feet to a set MAG nail, referenced by a set iron rod situated S 68° 52' 51" W a distance of 27.10 feet;

thence S 40° 51' 09" E along said centerline a distance of 427.85 to a found railroad spike, referenced by the next mentioned found iron rod;

thence S 40° 58' 12" E along said centerline a distance of 27.40 feet to a found iron rod marking a northerly corner of a parcel of land currently owned by B. E. Thomas;

thence S 48° 49' 15" W along a westerly line of said Thomas parcel a distance of 486.37 feet to a found iron rod marking a corner of a parcel of land currently owned by The Board of Trustees of Marseilles Township;

thence N 27° 45' 48" W along a northeasterly line of said Board of Trustees of Marseilles Township parcel a distance of 210.16 feet to a found iron rod marking the northeasterly corner of said parcel;

thence S 71° 59' 16" W a distance of 226.62 feet to a found MAG nail on the centerline of State Route 37, passing a set iron rod a distance of 195.75 feet;

thence along said centerline an arc distance of 312.37 feet along a curve to the left having a radius of 1273.57 feet, a chord of 311.59 feet and a chord bearing of N 11° 12' 26" W to the **POINT OF BEGINNING**.

Containing in all 6.181 acres of land, more or less, of which 0.617 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 November, 2005.

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**Tract 1**