

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

LEGAL DESCRIPTION OF A 0.003 ACRE PARCEL
FOR STEVE AND LENA MAWER

Being a parcel of land situated in part of the Southwest Quarter of Section 32, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod on the east right-of-way line of Sandusky Avenue marking the Northwest corner of Lot 1 of Brinkerhoff's Addition to the City of Upper Sandusky;

thence on an assumed bearing of N 00° 03' 02" E along the east right-of-way line of Sandusky Avenue a distance of 198.47 feet to a found iron rod marking the southwest corner of a parcel of land currently owned by S. & L. Mawer and the northwest corner of a parcel of land currently owned by L. & P. Niederkohr;

thence S 89° 59' 48" E along a common line of said Mawer/ Niederkohr parcels a distance of 163.00 feet to a found iron rod and being the **POINT OF BEGINNING**;

thence N 00° 03' 02" E along a common line of said Mawer/ Niederkohr parcels a distance of 2.50 feet to a found drill hole in concrete;

thence S 89° 59' 48" E along a common line of said Mawer/ Niederkohr parcels a distance of 116.67 feet to a found iron rod;

thence S 00° 03' 02" W a distance of 0.60 feet to a set iron rod;

thence N 89° 59' 48" W a distance of 93.90 feet to a set iron rod;

thence S 00° 03' 02" W a distance of 1.61 feet to a set iron rod;

thence S 89° 16' 05" W along a common line of said Mawer/ Niederkohr parcels a distance of 22.77 feet to the **POINT OF BEGINNING**.

(TRACT 2)
(0.003 A)

REFERENCE SURVEY VOL. D
PAGE 516 IN THE TAX MAP OFFICE

Containing in all 0.003 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 April, 2013.

**Prior Deed Reference – OR Volume 70, Page 265
OR Volume 73, Pages 789, 792 & 795**

13039-S

Tract 2

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

LEGAL DESCRIPTION OF A 0.009 ACRE PARCEL
FOR STEVE AND LENA MAWER

Being a parcel of land situated in part of the Southwest Quarter of Section 32, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod on the east right-of-way line of Sandusky Avenue marking the Northwest corner of Lot 1 of Brinkerhoff's Addition to the City of Upper Sandusky;

thence on an assumed bearing of N 00° 03' 02" E along the east right-of-way line of Sandusky Avenue a distance of 195.97 feet to a point and being the **POINT OF BEGINNING**, referenced by a set iron rod situated S 89° 59' 48" E a distance of 1.00 foot;

thence continuing N 00° 03' 02" E along said right-of-way line a distance of 2.50 feet to a found iron rod marking the southwest corner of a parcel of land currently owned by S. & L. Mawer and the northwest corner of a parcel of land currently owned by L. & P. Niederkohr;

thence S 89° 59' 48" E along a common line of said Mawer/ Niederkohr parcels a distance of 163.00 feet to a found iron rod;

thence S 00° 03' 02" W a distance of 2.50 feet to a set iron rod;

thence N 89° 59' 48" W a distance of 163.00 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 162.00 feet.

Containing in all 0.009 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.

(TRACT 1)
(0.009 A)

REFERENCE SURVEY VOL. *8*
PAGE *56* IN THE TAX MAP OFFICE

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in April, 2013.

Prior Deed Reference – OR Volume 70, Page 265
OR Volume 73, Pages 789, 792 & 795

13039-S

Tract 1