

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

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**LEGAL DESCRIPTION FOR A 20.00 FOOT WIDE  
UTILITY/INGRESS/EGRESS EASEMENT**

Being a parcel of land situated in part of the Southeast Quarter of Section 28 and part of the Northeast Quarter of Section 33, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Being a 20.00 foot wide utility/ingress/egress easement off of the west side of the following described parcel.

Commencing at a found MAG nail marking the east quarter post of said Section 33 and the centerline of County Highway 182, referenced by a found iron rod situated N 00° 14' 59" E a distance of 35.00 feet;

thence on an assumed bearing of N 00° 14' 59" E along the east line of said Section 33 a distance of 2521.68 feet to a set iron rod;

thence S 67° 37' 05" W on a line a distance of 504.00 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing S 67° 37' 05" W on a line a distance of 219.09 feet to a set iron rod marking the east line of a parcel of land now or formerly owned by W. & J. Knapp;

thence N 00° 06' 55" E along said W. & J. Knapp parcel a distance of 370.00 feet to a found MAG nail marking the centerline of E. Wyandot Avenue, passing a found iron rod a distance of 322.81 feet;

thence N 72° 35' 32" E along the centerline of E. Wyandot Avenue a distance of 133.00 feet to a set MAG nail, referenced by a set iron rod situated S 01° 14' 34" E a distance of 42.33 feet;

thence S 01° 14' 34" E on a line a distance of 205.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 42.33 feet;

thence N 90° 00' 00" E on a line a distance of 70.48 feet to a set iron rod;

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(20') UTILITY/INGRESS/EGRESS EASEMENT

thence S 00° 00' 00" E on a line a distance of 121.41 feet to the **POINT OF BEGINNING**.

Containing in all 1.308 acres of land, more or less, of which, 0.131 acres, 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 May 2020.

20050-S      Utility/Ingress/Egress Easement Tract 1



**KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION FOR AN  
INGRESS/EGRESS EASEMENT**

Being a parcel of land situated in part of the Southeast Quarter of Section 28 and the Northeast Quarter of Section 33, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the centerline of E. Wyandot Avenue and the northeast corner of a 1.858 acre parcel being known as "Tract 2" of a survey performed for J. Walter Estate by Koehler Surveying, Inc. in May of 2020 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 17° 24' 45" E along the east line of said "Tract 2" a distance of 106.82 feet to a point;

thence S 76° 54' 10" W on a line a distance of 120.34 feet to a point;

thence N 17° 24' 45" E on a line a distance of 97.78 feet to a point marking the centerline of E. Wyandot Avenue;

thence N 75°35' 32" E along the centerline of said E. Wyandot Avenue a distance of 120.00 feet to the **POINT OF BEGINNING**.

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 2020.

20050-S      Ingress/Egress Easement Tract 2

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(EASEMENT - INGRESS/  
EGRESS)



**KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 1.308 ACRE PARCEL  
FOR J. WALTER ESTATE**

Being a parcel of land situated in part of the Southeast Quarter of Section 28 and the Northeast Quarter of Section 33, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the east quarter post of said Section 33 and the centerline of County Highway 182, referenced by a found iron rod situated N 00° 14' 59" E a distance of 35.00 feet;

thence on an assumed bearing of N 00° 14' 59" E along the east line of said Section 33 a distance of 2521.68 feet to a set iron rod;

thence S 67° 37' 05" W on a line a distance of 504.00 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing S 67° 37' 05" W on a line a distance of 219.09 feet to a set iron rod marking the east line of a parcel of land now or formerly owned by W. & J. Knapp;

thence N 00° 06' 55" E along said W. & J. Knapp parcel a distance of 370.00 feet to a found MAG nail marking the centerline of E. Wyandot Avenue, passing a found iron rod a distance of 322.81 feet;

thence N 72° 35' 32" E along the centerline of E. Wyandot Avenue a distance of 133.00 feet to a set MAG nail, referenced by a set iron rod situated S 01° 14' 34" E a distance of 42.33 feet;

thence S 01° 14' 34" E on a line a distance of 205.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 42.33 feet;

thence N 90° 00' 00" E on a line a distance of 70.48 feet to a set iron rod;

thence S 00° 00' 00" E on a line a distance of 121.41 feet to the **POINT OF BEGINNING**.

(TRACT 1)  
(1.308 A)

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"2020"

Containing in all 1.308 acres of land, more or less, of which, 0.131 acres, 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 May 2020.

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20050-S

Tract 1



PT: 1 N: 0.0000 E: 0.0000  
S67°37'05"W DIST: 219.09  
PT: 2 N: -83.4249 E: -202.5851  
N0°06'55"E DIST: 370.00  
PT: 3 N: 286.5744 E: -201.8407  
N72°35'32"E DIST: 133.00  
PT: 4 N: 326.3640 E: -74.9321  
S1°14'34"E DIST: 205.00  
PT: 5 N: 121.4123 E: -70.4859  
N90°00'00"E DIST: 70.48  
PT: 6 N: 121.4123 E: -0.0059  
S0°00'00"E DIST: 121.41  
PT: 7 N: 0.0023 E: -0.0059

CLOSING BEARING/DISTANCE: S69°01'12"E DIST: 0.0063

MISCLOSURE: N: 0.0023 E: -0.0059

AREA: 1.308 ACRES



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"2020"

**KOEHLER SURVEYING, INC.  
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**LEGAL DESCRIPTION OF A 1.858 ACRE PARCEL  
FOR J. WALTER ESTATE**

Being a parcel of land situated in part of the Southeast Quarter of Section 28 and the Northeast Quarter of Section 33, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the east quarter post of said Section 33 and the centerline of County Highway 182, referenced by a found iron rod situated N 00° 14' 59" E a distance of 35.00 feet;

thence on an assumed bearing of N 00° 14' 59" E along the east line of said Section 33 a distance of 2521.68 feet to a set iron rod;

thence S 67° 37' 05" W on a line a distance of 247.00 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing S 67° 37' 05" W on a line a distance of 257.00 feet to a set iron rod;

thence N 00° 00' 00" W on a line a distance of 121.41 feet to a set iron rod;

thence S 90° 00' 00" W on a line a distance of 70.48 feet to a set iron rod;

thence N 01° 14' 34" W on a line a distance of 205.00 feet to a set MAG nail marking the centerline of E. Wyandot Avenue, passing a set iron rod a distance of 162.67 feet;

thence N 72° 35' 32" E along the centerline of said E. Wyandot Avenue a distance of 229.86 feet to a set MAG nail, referenced by a set iron rod situated S 17° 24' 45" E a distance of 56.68 feet;

thence S 17° 24' 45" E on a line a distance of 311.55 feet to the **POINT OF BEGINNING**.

Containing in all 1.858 acres of land, more or less, of which, 0.259 acres, 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.

REFERENCE SURVEY VOL. D

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"2020"

(TRACT 2)  
(1.858 A)

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 2020.

Prior Deed References – OR 260, Page 950

20050-S

Tract 2



PT: 1 N: 0.0000 E: 0.0000  
S67°37'05"W DIST: 257.00  
PT: 2 N: -97.8602 E: -237.6392  
N0°00'00"W DIST: 121.41  
PT: 3 N: 23.5498 E: -237.6392  
S90°00'00"W DIST: 70.48  
PT: 4 N: 23.5498 E: -308.1192  
N1°14'34"W DIST: 205.00  
PT: 5 N: 228.5016 E: -312.5654  
N72°35'32"E DIST: 229.86  
PT: 6 N: 297.2689 E: -93.2330  
S17°24'45"E DIST: 311.55  
PT: 7 N: -0.0044 E: -0.0020

CLOSING BEARING/DISTANCE: N24°54'42"E DIST: 0.0048

MISCHLURE: N: -0.0044 E: -0.0020

AREA: 1.858 ACRES



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**LEGAL DESCRIPTION OF A 1.835 ACRE PARCEL  
FOR J. WALTER ESTATE**

Being a parcel of land situated in part of the Southeast Quarter of Section 28 and the Northeast Quarter of Section 33, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the east quarter post of said Section 33 and the centerline of County Highway 182, referenced by a found iron rod situated N 00° 14' 59" E a distance of 35.00 feet;

thence on an assumed bearing of N 00° 14' 59" E along east line of said Section 33 a distance of 2521.68 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 67° 37' 05" W on a line a distance of 247.00 feet to a set iron rod;

thence N 17° 24' 45" W on a line a distance of 311.55 feet to a set MAG nail marking the centerline of E. Wyandot Avenue, passing a set iron rod a distance of 254.87 feet;

thence N 72° 35' 32" E along the centerline of said E. Wyandot Avenue a distance of 294.00 feet to a found MAG nail marking the northwest corner of a parcel of land now or formerly owned by Realty Income Properties 9, LLC., referenced by a found iron rod situated S 03° 59' 48" E a distance of 79.62 feet;

thence S 03° 59' 48" E along said Realty Income Properties 9, LLC. parcel a distance of 210.60 feet to a found iron rod marking a corner of said Realty Income Properties 9, LLC. parcel, passing the aforementioned found iron rod a distance of 79.62 feet;

thence N 81° 41' 35" E along said Realty Income Properties 9, LLC. parcel a distance of 27.06 feet to a found iron rod marking said east line of Section 33;

thence S 00° 14' 59" W along the east line of said Section 33 a distance of 85.00 feet to the **POINT OF BEGINNING**.

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(TRACT 3)  
(1.835A)

"2020"

Containing in all 1.835 acres of land, more or less, of which 0.441 acres, 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 May 2020.

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20050-S

Tract 3



PT: 1 N: 0.0000 E: 0.0000  
S67°37'05"W DIST: 247.00  
PT: 2 N: -94.0524 E: -228.3925  
N17°24'45"W DIST: 311.55  
PT: 3 N: 203.2208 E: -321.6235  
N72°35'32"E DIST: 294.00  
PT: 4 N: 291.1769 E: -41.0888  
S3°59'48"E DIST: 210.60  
PT: 5 N: 81.0891 E: -26.4103  
N81°41'35"E DIST: 27.06  
PT: 6 N: 84.9986 E: 0.3658  
S0°14'59"W DIST: 85.00  
PT: 7 N: -0.0006 E: -0.0047

CLOSING BEARING/DISTANCE: N82°37'05"E DIST: 0.0047

MISCLOSURE: N: -0.0006 E: -0.0047

AREA: 1.835 ACRES



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**LEGAL DESCRIPTION OF A 17.285 ACRE PARCEL  
FOR J. WALTER ESTATE**

Being a parcel of land situated in part of the Northeast Quarter of Section 33, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found MAG nail marking the east quarter post of said Section 33 and the centerline of County Highway 182, referenced by a found iron rod situated N 00° 14' 59" E a distance of 35.00 feet;

thence on an assumed bearing of N 00° 14' 59" E along the east line of said Section 33 a distance of 1254.56 feet to a found iron rod marking a corner of a parcel of land now or formerly owned by G. Huffman and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing the aforementioned found iron rod a distance of 35.00 feet;

thence S 89° 55' 34" W along the north line of said G. Huffman parcel a distance of 665.09 feet to a found iron rod marking the northwest corner of said G. Huffman parcel and the east line of a parcel of land now or formerly owned by Myers Properties LLC;

thence N 00° 06' 55" E along said Myers Properties LLC parcel and a parcel of land now or formerly owned by W. & J. Knapp a distance of 992.63 feet to a set iron rod;

thence N 67° 37' 05" E on a line a distance of 723.09 feet to a set iron rod marking the east line of said Section 33;

thence S 00° 14' 59" W along the east line of said Section 33 a distance of 1267.12 feet to the **POINT OF BEGINNING**.

Containing in all 17.285 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.

(TRACT 4)  
(17.285 A)

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This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in May 2020.

Prior Deed References – OR 290, Page 950

20050-S

Tract 4 Adjoinder only parcel



PT: 1 N: 0.0000 E: 0.0000  
S89°55'34"W DIST: 665.09  
PT: 2 N: -0.8577 E: -665.0894  
N0°06'55"E DIST: 992.63  
PT: 3 N: 991.7703 E: -663.0923  
N67°37'05"E DIST: 723.09  
PT: 4 N: 1267.1078 E: 5.5245  
S0°14'59"W DIST: 1267.12  
PT: 5 N: -0.0002 E: 0.0018

CLOSING BEARING/DISTANCE: N84°07'42"W DIST: 0.0018

MISCLOSURE: N: -0.0002 E: 0.0018

AREA: 17.285 ACRES



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