

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

**LEGAL DESCRIPTION OF A 5.771 ACRE PARCEL
FOR UNITED CHURCH HOMES, INC.**

Being a parcel of land situated in part of the Northeast Quarter of Section 6, T-3-S, R-14-E and part of South Park Subdivision, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found drill hole marking the northwest corner of Lot #41 of said South Park Subdivision and the southerly right-of-way line of Maple Street and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 89° 57' 54" E along the southerly right-of-way line of said Maple Street a distance of 682.00 feet to a found drill hole marking the northeast corner of Lot #9 of said South Park Subdivision and the westerly right-of-way line of Marseilles Avenue;

thence S 00° 30' 12" E along the westerly right-of-way line of said Marseilles Avenue a distance of 349.25 feet to a set iron rod;

thence N 89° 57' 54" W on a line a distance of 662.00 feet to a set iron rod;

thence S 00° 30' 12" E on a line a distance of 140.00 feet to a set iron rod on the south line of a parcel of land now or formerly owned by United Church Homes, Inc. (parcel #06-8100-9000-00);

thence N 89° 57' 54" W along the south line of said United Church Homes, Inc. (parcel #06-8100-9000-00) a distance of 228.00 feet to found iron rod marking a corner of a parcel of land now or formerly owned by G. Smith;

thence N 00° 30' 28" W along said G. Smith parcel a distance of 50.00 feet to a found iron rod marking a corner of said G. Smith parcel;

thence S 89° 57' 54" E along said G. Smith parcel and along the south line of Lot #78 of South Park Subdivision and the south line of Eulalia Avenue a distance of 208.00 feet to a found iron rod marking the easterly right-of-way line of said Eulalia Avenue;

thence N 00° 30' 12" W along the easterly right-of-way line of said Eulalia Avenue a distance of 439.25 feet to the **POINT OF BEGINNING**.

Containing in all 5.771 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.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in February 2023.

Prior Deed References – OR 70, Page 565

23007-S2



PT: 1 N: 0.0000 E: 0.0000
S89°57'54"E DIST: 682.00
PT: 2 N: -0.4166 E: 681.9999
S0°30'12"E DIST: 349.25
PT: 3 N: -349.6531 E: 685.0679
N89°57'54"W DIST: 662.00
PT: 4 N: -349.2487 E: 23.0681
S0°30'12"E DIST: 140.00
PT: 5 N: -489.2433 E: 24.2979
N89°57'54"W DIST: 228.00
PT: 6 N: -489.1041 E: -203.7020
N0°30'28"W DIST: 50.00
PT: 7 N: -439.1060 E: -204.1452
S89°57'54"E DIST: 208.00
PT: 8 N: -439.2331 E: 3.8548
N0°30'12"W DIST: 439.25
PT: 9 N: 0.0000 E: -0.0039

CLOSING BEARING/DISTANCE: N89°29'40"E DIST: 0.0039

MISCLOSURE: N: 0.0000 E: -0.0039

AREA: 5.771 ACRES



REFERENCE SURVEY VOL. D
PAGE 685 IN THE TAX MAP OFFICE

"2023"