

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

**LEGAL DESCRIPTION OF A 0.535 ACRE PARCEL
FOR KAREN SHUMAKER**

Being a parcel of land situated in part of Lots 22B and 23B of Glen Havens 3rd Subdivision, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at the Northwest Corner of Lot 22B and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron rod situated N 02° 26' 20" E a distance of 1.28 feet;

thence on an assumed bearing of N 89° 36' 20" E along the north line of said Lot 22B a distance of 104.78 feet to a point, referenced by a found iron rod situated N 00° 17' 49" W a distance of 1.45 feet;

thence along a curve on the north line of said Lot 22B an arc distance of 31.65 feet to the right having a radius of 20.00 feet, a chord of 28.45 feet and a chord bearing of S 45° 03' 50" E to a point on the east line of said Lot 22B, referenced by a found iron rod situated N 01° 15' 28" E a distance of 1.55 feet;

thence S 00° 16' 00" W along the east line of said Lot 22B and Lot 23B a distance of 166.77 feet to a set iron rod;

thence S 89° 36' 20" W on a line a distance of 125.01 feet to a set iron rod marking the east line of Lot 20B;

thence N 00° 16' 00" E along the east line of said Lot 20B and the east line of Lot 21B a distance of 187.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.535 acre 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.

REFERENCE SURVEY VOL. 1946 IN THE TAX MAP OFFICE
PAGE 1 C

'2025' Tract 1

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in June 2025.

Prior Deed References – OR 256, Page 1196

25078-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
N89°36'20"E DIST: 104.78
PT: 2 N: 0.7213 E: 104.7775
DELTA = 90°39'40" R = 20.00 L = 31.65 CHD = 28.45 CHD BRG = S45°03'50"E
PT: 4 N: -19.3713 E: 124.9150
S0°16'00"W DIST: 166.77
PT: 5 N: -186.1395 E: 124.1388
S89°36'20"W DIST: 125.01
PT: 6 N: -187.0001 E: -0.8682
N0°16'00"E DIST: 187.00
PT: 7 N: -0.0021 E: 0.0021

CLOSING BEARING/DISTANCE: N45°03'50"W DIST: 0.0030

MISCLOSURE: N: -0.0021 E: 0.0021

AREA: 0.535 ACRES



REFERENCE SURVEY VOL. C
PAGE 1944 IN THE TAX MAP OFFICE

'2025' Tract 1