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LAND PLANNING
LANDSCAPE ARCHITECTURE



**STULTS and
ASSOCIATES, INC.**
ENGINEERS • PLANNERS • SURVEYORS

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DESCRIPTION FOR
WILBUR BINAU ESTATE
0.204 ACRE TRACT

Being part of Lots 19 and 20 of Lands in the Southeast Quarter of Section 31, Township 2 South, Range 14 East, in the City of Upper Sandusky, Wyandot County, State of Ohio and being more particularly described as follows:

Commencing at an existing iron bar in a monument box located at the intersection of the centerline Henderson Avenue (now 35.00 feet wide) with the centerline of Eight Street (now 82.5 feet wide);

Thence along the centerline of said Eight Street South 00 degrees 01 minutes 05 seconds West for a distance of 730.92 feet to a railroad spike set;

Thence South 89 degrees 59 minutes 41 seconds West for a distance of 41.25 feet to a 5/8" dia. iron pin set on the West right-of-way line of said Eight Street and the point of beginning (passing over an existing iron pipe at 40.68 feet);

Thence along the said West right-of-way line of Eight Street South 00 degrees 01 minute 05 seconds West for a distance of 54.00 feet to a 5/8" dia. iron pin set (passing over the South line of Lot 20 ~ North line of Lot 19 at 5.41 feet);

Thence South 89 degrees 59 minutes 41 seconds West for a distance of 165.00 feet to a 5/8" dia. iron pin set;

Thence North 00 degrees 01 minute 05 seconds East for a distance of 54.00 feet to a 5/8" dia. iron pin set (passing over the North line of Lot 19 ~ South line of Lot 20 at 48.59 feet);

Thence North 89 degrees 59 minutes 41 seconds East for a distance of 165.00 feet to a 5/8" dia. iron pin set of the West right-of-way line of Eight Street and the point of beginning.

Containing 8,017.35 sq. ft (0.184 acres) more or less in Lot 19 and 892.65 sq. ft. (0.020 acres) more or less in Lot 20 for a total of 8,910.00 sq. ft. (0.204 acres) more or less and subject to legal highways, easements, restrictions, and agreements of record.

Grantor acquired title by instrument recorded in Deed Book 152, Page 141 of the Deed Records of Wyandot County, Ohio.

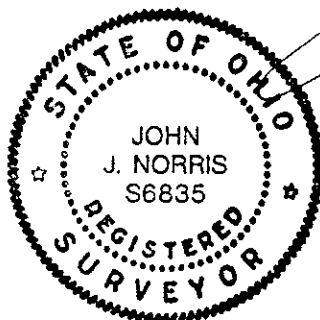
REFERENCE SURVEY VOL. 8
PAGE 213 IN THE TAX MAP OFFICE

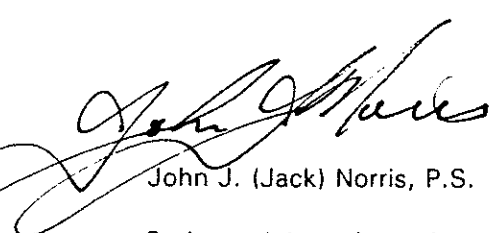
This description was prepared from a survey made by John J. (Jack) Norris, P.S. No. 6835 dated July 24, 1986, and revised to date June 13, 1995, by John J. (Jack) Norris of Stults and Associates, Inc.

The bearing South 00 degrees 01 minute 05 seconds West is the same used and recorded for the centerline of Eight Street in Survey Record Volume 7, Page 18 in the Wyandot County Tax Map Office. All other bearings were then calculated from field observations.

All 5/8" dia. iron pins set are 30" long # 5 rein rods having orange colored plastic caps stamped "Norris" in black colored letters.

S-6835




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