

VICTOR B. KOEHLER
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LEGAL DESCRIPTION OF A 0.275 ACRE PARCEL
FOR PHILLIP CAVANAUGH

Being a parcel of land situated in part of Outlots 142 and 143 of the Original Plat of Upper Sandusky, Wyandot County, Ohio and further described as follows:

Commencing at a found monument box at the intersection of the easterly right-of-way of Warpole Street with the centerline of Church Street;

thence S 00° 16' 16" E, along the right-of-way of Warpole Street, a distance of 335.40 feet to a set iron rod and being the POINT OF BEGINNING;

thence S 89° 57' 14" E, a distance of 10.07 feet to a set P-K nail in an asphalt drive;

thence N 00° 16' 16" W, a distance of 1.97 feet to a found P-K nail;

thence N 89° 53' 05" E, a distance of 138.16 feet to a set iron rod;

thence S 01° 59' 00" W, a distance of 82.03 feet to a set iron rod;

thence S 89° 59' 00" W, a distance of 145.00 feet to a set iron rod;

thence N 00° 16' 16" W, a distance of 79.79 feet to the POINT OF BEGINNING;

Containing in all 0.275 acres of land, more or less, and subject to all legal highways and easements of record.

Bearings are assumed and for angular measurement only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in March, 1993.