

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

**LEGAL DESCRIPTION OF A 0.321 ACRE PARCEL
FOR HARLAN FREY**

Being a parcel of land situated in Inlots #35 and #38 of the Original Plat, of the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the southeast corner of said Inlot #35 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 89° 56' 21" W along the south line of said Inlot #35 a distance of 166.22 feet to a set iron rod marking the southwest corner of said Inlot #35;

thence N 00° 01' 25" W along the west line of said Inlot #35 and Inlot #38 a distance of 84.00 feet to a set iron rod;

thence N 89° 56' 16" E on a line a distance of 166.19 feet to a set iron rod marking the east line of said Inlot #38;

thence S 00° 02' 51" E along the east line of said Inlot #38 and Inlot #35 a distance of 84.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.321 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 May 2020.

Prior Deed References – OR 220, Page 2581

20071-S Tract 2



REFERENCE SURVEY VOL. B
PAGE 230 IN THE TAX MAP OFFICE

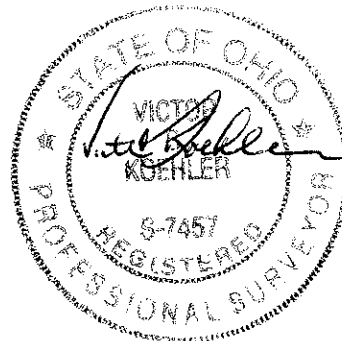
"2020"
Tract 2 (0.321A)

PT: 1 N: 0.0000 E: 0.0000
S89°56'21"W DIST: 166.22
PT: 2 N: -0.1765 E: -166.2199
N0°01'25"W DIST: 84.00
PT: 3 N: 83.8235 E: -166.2545
N89°56'16"E DIST: 166.19
PT: 4 N: 84.0040 E: -0.0646
S0°02'51"E DIST: 84.00
PT: 5 N: 0.0040 E: 0.0050

CLOSING BEARING/DISTANCE: S51°18'56"W DIST: 0.0064

MISCLOSURE: N: 0.0040 E: 0.0050

AREA: 0.321 ACRES



REFERENCE SURVEY VOL. B
PAGE 230 IN THE TAX MAP OFFICE
"2020"

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**LEGAL DESCRIPTION OF A 0.435 ACRE PARCEL
FOR HARLAN FREY**

Being a parcel of land situated in Inlots #38 and #53 of the Original Plat, of the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the northeast corner of said Inlot #53 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated S 00° 02' 51" E a distance of 10.00 feet;

thence on an assumed bearing of S 00° 02' 51" E along the east line of said Inlot #53 and Inlot #38 a distance of 114.00 feet to a set iron rod, passing the aforementioned set iron rod a distance of 10.00 feet;

thence S 89° 56' 16" W on a line a distance of 166.19 feet to a set iron rod marking the west line of said Inlot #38;

thence N 00° 01' 25" W along the west line of said Inlot #38 and Inlot #53 a distance of 114.00 feet to a set iron rod marking the northwest corner of said Inlot #53;

thence N 89° 56' 16" E along the north line of said Inlot #53 a distance of 166.14 feet to the **POINT OF BEGINNING**.

Containing in all 0.435 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 May 2020.

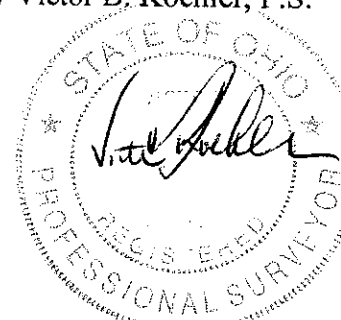
Prior Deed References – OR 220, Page 2581

20071-S Tract 1

REFERENCE SURVEY VOL. B

PAGE 230 IN THE TAX MAP OFFICE

"2020" Tract 1 (0.435A)



PT: 1 N: 0.0000 E: 0.0000
S0°02'51"E DIST: 114.00
PT: 2 N: -114.0000 E: 0.0945
S89°56'16"W DIST: 166.19
PT: 3 N: -114.1804 E: -166.0954
N0°01'25"W DIST: 114.00
PT: 4 N: -0.1804 E: -166.1424
N89°56'16"E DIST: 166.14
PT: 5 N: 0.0000 E: -0.0025

CLOSING BEARING/DISTANCE: N89°25'28"E DIST: 0.0025

MISCLOSURE: N: 0.0000 E: -0.0025

AREA: 0.435 ACRES

REFERENCE SURVEY VOL. B
PAGE 230 IN THE TAX MAP OFFICE
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