

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

**LEGAL DESCRIPTION OF A 0.950 ACRE PARCEL
FOR CHRISTINE B. COPE**

Being a parcel of land situated in part of the Southwest Quarter of Section 32, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, and further described as follows:

Commencing at a point marking the northwest corner of Original Outlot #12;

thence on an assumed bearing of S 00° 00' 12" W along the east right-of-way line of Sandusky Avenue a distance of 417.50 feet to a set iron rod marking the southwest corner of a parcel of land currently owned by John L. Houpt and being the **POINT OF BEGINNING**, passing a found iron pipe for reference a distance of 9.32 feet;

thence N 89° 13' 52" E along the south line of said Houpt parcel a distance of 358.00 feet to a point on the west bank of the Sandusky River, passing a set iron rod a distance of 283.89 feet;

thence S 15° 50' 10" E along the west bank of the Sandusky River a distance of 116.45 feet to a point marking the northeast corner of a parcel of land currently owned by Barbara Bowman Bickham;

thence S 89° 39' 42" W along the north line of said Bickham parcel a distance of 389.76 feet to a set iron rod on the east right-of-way line of Sandusky Avenue, passing two set iron rods a distance of 20.00 feet and 113.81 feet respectively;

thence N 00° 00' 12" E along said right-of-way line a distance of 109.53 feet to the **POINT OF BEGINNING**.

Containing in all 0.950 acre of land, more or less, 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 June, 2001.

Prior Deed Reference – Volume 165, Page 295.
Volume 187, Page 695

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