

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

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**LEGAL DESCRIPTION OF A 0.568 ACRE PARCEL  
FOR STEVE NUTTER**

Being a parcel of land situated in part of the Southeast Quarter of Section 31, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the intersection of the north line of Lot #18 (as shown on a plat recorded in Cabinet "A", Slide #183, Wyandot County Recorder's Office) and the west right-of-way line of Eighth Street (northeast corner of a parcel of land currently owned by S. R. Donaugh, et ux) and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 39' 43" W along the north line of said Lot #18 (north line said Donaugh parcel) a distance of 389.51 feet to a point on the east line of a parcel of land currently owned by M. J. Robey marking the northwest corner of said Donaugh parcel, passing a set iron rod a distance of 379.51 feet;

thence N 00° 01' 49" E along the east line of said Robey parcel and a line of a parcel of land currently owned by S. E. Kauble a distance of 63.50 feet to a set iron rod marking a corner of said Kauble parcel ;

thence N 89° 39' 43" E along a line of said Kauble parcel and the south line of a parcel of land currently owned by L. A. Walter, et ux a distance of 389.47 feet to a set iron rod on the west right-of-way line of Eighth Street marking the southeast corner of said Walter parcel, passing a set iron a distance of 224.47 feet;

thence S 00° 00' 00" W along said right-of-way line a distance of 63.50 feet to the **POINT OF BEGINNING**.

Containing in all 0.568 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 October, 2002.

Prior Deed Reference – Volume 119, Page 127  
Volume 166, Page 677

02155-S (187)  
combination

(COMBINATION)

(0.568 A)

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**LEGAL DESCRIPTION OF A 0.327 ACRE PARCEL  
FOR STEVE NUTTER**

Being a parcel of land situated in part of the Southeast Quarter of Section 31, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the intersection of the north line of Lot #18 (as shown on a plat recorded in Cabinet "A", Slide #183, Wyandot County Recorder's Office) and the west right-of-way line of Eighth Street (northeast corner of a parcel of land currently owned by S. R. Donaugh, et ux);

thence on an assumed bearing of S 89° 39' 43" W along the north line of said Lot #18 (north line said Donaugh parcel) a distance of 165.00 to a point and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 00° 00' 00" E a distance of 63.50 feet;

thence continuing S 89° 39' 43" W along the north line of said Lot #18 (north line said Donaugh parcel) a distance of 224.51 feet to a point on the east line of a parcel of land currently owned by M. J. Robey marking the northwest corner of said Donaugh parcel, passing a set iron rod a distance of 214.51 feet;

thence N 00° 01' 49" E along the east line of said Robey parcel and a line of a parcel of land currently owned by S. E. Kauble a distance of 63.50 feet to a set iron rod marking a corner of said Kauble parcel;

thence N 89° 39' 43" E along a line of said Kauble and the south line of a parcel of land currently owned by L. A. Walter, et ux a distance of 224.47 feet to a set iron rod;

thence S 00° 00' 00" W a distance of 63.50 feet to the **POINT OF BEGINNING**.

Containing in all 0.327 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 October, 2002.

Prior Deed Reference – Volume 166, Page 677

02155-S (187) parcel #2

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(PARCEL 2)  
(0.327 A)

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**LEGAL DESCRIPTION OF A 0.241 ACRE PARCEL  
FOR STEVE NUTTER**

Being a parcel of land situated in part of the Southeast Quarter of Section 31, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the intersection of the north line of Lot #18 (as shown on a plat recorded in Cabinet "A", Slide #183, Wyandot County Recorder's Office) and the west right-of-way line of Eighth Street (northeast corner of a parcel of land currently owned by S. R. Donaugh, et ux) and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 89° 39' 43" W along the north line of said Lot #18 (north line said Donaugh parcel) a distance of 165.00 feet to a point, referenced by the next mentioned iron rod;

thence N 00° 00' 00" E a distance of 63.50 feet to a set iron rod on the south line of a parcel of land currently owned by L. A. Walter, et ux;

thence N 89° 39' 43" E along the south line of said Walter parcel a distance of 165.00 feet to a set iron rod on the west right-of-way line of Eighth Street marking the southeast corner of said Walter parcel;

thence S 00° 00' 00" W along said right-of-way line a distance of 63.50 feet to the **POINT OF BEGINNING**.

Containing in all 0.241 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 October, 2002.

Prior Deed Reference – Volume 119, Page 127

02155-S (187)

parcel #1

(PARCEL 1)  
(0.241 A)

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