

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

**LEGAL DESCRIPTION OF A 0.032 ACRE PARCEL
FOR MATT PATCHETT**

Being a parcel of land situated in part of Outlot #173 of the Original Plat of the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set nail marking the Northwest Corner of said Outlot #173;

thence on an assumed bearing of S 00° 00' 00" W along the west line of said Outlot #173 a distance of 126.00 feet to a set iron marking the southwest corner of a parcel of land currently owned by M. Patchett and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 30.00 feet;

thence S 90° 00' 00" E along the south line of said M. Patchett parcel a distance of 48.21 feet to a set MAG nail in an asphalt drive on the west line of a parcel of land currently owned by D. & J. Patchett marking the southeast corner of said M. Patchett parcel, referenced by the next mentioned iron rod;

thence S 00° 00' 00" W along the west line of said D. & J. Patchett parcel and the west line of a parcel of land currently owned by K. Newell a distance of 28.57 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by G. & W. Ward;

thence N 90° 00' 00" W along the north line of said Ward parcel a distance of 48.21 feet to a set iron rod on the west line of said Out lot #173 marking the northwest corner of said Ward parcel;

thence N 00° 00' 00" E along the west line of said Outlot #173 a distance of 28.57 feet to the **POINT OF BEGINNING**.

Containing in all 0.032 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, 2003.

Prior Deed Reference – Volume 64, Pages 175 and 176.

03069-S (089)
Parcel #1

(Parcel 1) (0.032A)

REFERENCE SURVEY VOL. C
PAGE 71 IN THE TAX MAP OFFICE

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

**LEGAL DESCRIPTION OF A 0.138 ACRE PARCEL
FOR MATT PATCHETT**

Being a parcel of land situated in part of Outlot #173 of the Original Plat of the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set nail marking the Northwest Corner of said Outlot #173, referenced by the next mentioned set iron rod;

thence on an assumed bearing of S 00° 00' 00" W along the west line of said Outlot #173 a distance of 30.00 feet to a set iron on the north right-of-way line of Walker Street and being the **POINT OF BEGINNING**;

thence S 90° 00' 00" E along said right-of-way line a distance of 48.21 feet to a set MAG nail in an asphalt drive marking the northwest corner of a parcel of land currently owned by D. & J. Patchett, referenced by last mentioned set iron rod;

thence S 00° 00' 00" W along the west line of said D. & J. Patchett parcel and the west line of a parcel of land currently owned by K. Newell a distance of 124.57 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by G. & W. Ward, passing a set MAG nail a distance of 96.00 feet;

thence N 90° 00' 00" W along the north line of said Ward parcel a distance of 48.21 feet to a set iron rod on the west line of said Out lot #173 marking the northwest corner of said Ward parcel;

thence N 00° 00' 00" E along the west line of said Outlot #173 a distance of 124.57 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 28.57 feet.

Containing in all 0.138 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, 2003.

Prior Deed Reference – Volume 64, Pages 175 and 176.
OR Volume 19, Page 309.

03069-S (089)

Parcel #2

(Parcel 2) (0.138A)

REFERENCE SURVEY VOL. C
PAGE 717 IN THE TAX MAP OFFICE