

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

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**LEGAL DESCRIPTION OF A 0.301 ACRE PARCEL  
FOR CAL & PAT BARDON**

Being a parcel of land situated in part of Lots #6 & #5 of Monnet's Addition, in the City of Upper, Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod on the west right-of-way line of Sandusky Avenue marking the Northeast Corner of said Lot #5 (Southeast Corner of said Lot #6);

thence on an assumed bearing of S 04° 44' 27" W along the east line of said Lot #5 (west right-of-way line of Sandusky Avenue) a distance of 8.95 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence N 88° 27' 58" W a distance of 144.36 feet to a set iron rod on an easterly line of a parcel of land currently owned by The City of Upper Sandusky;

thence N 04° 12' 07" E along an easterly line of said City of Upper Sandusky parcel a distance of 5.00 feet to a found iron rod on the north line of said Lot # 5 (south line Lot #6) marking the southeast corner of a parcel of land currently owned by T. E. Martin (a northeasterly corner of said City of Upper Sandusky parcel);

thence N 04° 08' 09" E along the east line of said Martin parcel a distance of 83.30 feet to a found iron pipe marking the southwest corner of a parcel of land currently owned by H. C. Plott, et ux;

thence N 89° 49' 39" E along the southerly line of said Plott parcel a distance of 145.60 feet to a set iron rod on the east line of said Lot #6 (west right-of-way line of Sandusky Avenue);

thence S 04° 44' 27" W along the east line of said Lot #6 (west right-of-way line of Sandusky Avenue) a distance of 92.68 feet to the **POINT OF BEGINNING**, passing a set iron rod a distance of 83.73 feet.

Containing in all 0.301 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.

REFERENCE SURVEY VOL.         
PAGE 743 IN THE TAX MAP OFFICE

(PARCEL 1) (0.301 AC.)

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in October 2003.

Prior Deed Reference – OR Volume 102, Page 609.

03131-S #1

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**LEGAL DESCRIPTION OF A 0.307 ACRE PARCEL  
FOR CAL & PAT BARDON**

Being a parcel of land situated in part of Lot #5 of Monnet's Addition, in the City of Upper, Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod on the west right-of-way line of Sandusky Avenue marking the Northeast Corner of said Lot #5 (Southeast Corner of said Lot #6);

thence on an assumed bearing of S 04° 44' 27" W along the east line of said Lot #5 (west right-of-way line of Sandusky Avenue) a distance of 8.95 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence continuing S 04° 44' 27" W along the east line of said Lot #5 (west right-of-way line of Sandusky Avenue) a distance of 91.12 feet to a set iron rod marking a corner of a parcel of land currently owned by The City of Upper Sandusky;

thence S 89° 54' 56" W along a northerly line of said City of Upper Sandusky parcel a distance of 143.75 feet to a found iron rod marking a corner of said City of Upper Sandusky parcel;

thence N 04° 12' 07" E along an easterly line of said City of Upper Sandusky parcel a distance of 95.14 feet to a set iron rod;

thence S 88° 27' 58" E a distance of 144.36 feet to the **POINT OF BEGINNING**.

Containing in all 0.307 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 2003.

Prior Deed Reference – O. R. Volume 102, Page 609.

03131-S #2

REFERENCE SURVEY VOL. C  
PAGE 743 IN THE TAX MAP OFFICE

(Parcel 2) (0.307 ac)