

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

**LEGAL DESCRIPTION OF A 0.280 ACRE PARCEL
FOR THE ESTATE OF VELMA MESSMER**

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 #17 (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 (southeast corner of a parcel of land currently owned by S. R. Donaugh, et ux) and being the **POINT OF BEGINNING**;

thence S 00° 00' 00" W along said right-of-way line a distance of 64.00 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by J. E. Newell;

thence S 89° 39' 43" W along the north line of said Newell parcel and a northerly line of a parcel of land currently owned by E. Kuenzli a distance of 190.67 feet to a set iron rod marking a corner of said Kuenzli parcel;

thence N 00° 00' 55" E along a line of said Kuenzli parcel a distance of 64.00 feet to a set iron rod on the south line of the aforementioned Donaugh parcel marking a corner of said Kuenzli parcel;

thence N 89° 39' 43" E along the south line of said Donaugh parcel a distance of 190.66 feet to the **POINT OF BEGINNING**.

Containing in all 0.280 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, 2004.

Prior Deed Reference – Volume 122, Page 63

04030-S

(0.280A)

REFERENCE SURVEY VOL. C
PAGE 8/11 IN THE TAX MAP OFFICE

**KOEHLER SURVEYING
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(419) 294-5388**

**LEGAL DESCRIPTION OF A 300.0 SQUARE FOOT
EASEMENT FOR THE ESTATE OF VELMA MESSMER**

Being an easement over and upon 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 #17 (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 (southeast corner of a parcel of land currently owned by S. R. Donough, et ux);

thence S 00° 00' 00" W along said right-of-way line a distance of 64.00 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by J. E. Newell and being the **POINT OF BEGINNING**;

thence continuing S 00° 00' 00" W along said right-of-way line a distance of 5.00 feet to a point;

thence S 89° 39' 43" W a distance of 60.00 feet to a point;

thence N 00° 00' 00" E a distance of 5.00 feet to a point on the north line of said Newell parcel;

thence N 89° 39' 43" E along the north line of said Newell parcel a distance of 60.00 feet to the **POINT OF BEGINNING**.

Containing in all 300.0 square feet (0.0069 acre) of land, more or less.

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, 2004.

04030-S

easement

(EASEMENT)
(0.0069A)

REFERENCE SURVEY VOL. C
PAGE 811 IN THE TAX MAP OFFICE