

**KOEHLER SURVEYING
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 0.361 ACRE PARCEL
FOR THE ESTATE OF LYNN WALTER**

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 found 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;

thence N 00° 00' 00" E along said right-of-way line a distance of 173.06 feet to a found iron rod marking the northeast corner of a parcel of land currently owned by M. & K. Nutter and being the **POINT OF BEGINNING**, passing a found iron rod a distance of 109.56 feet;

thence S 89° 39' 43" W along the north line of said Nutter parcel a distance of 349.64 feet to a set iron rod marking a corner of a parcel of land currently owned by S. E. Kauble, passing a found iron rod a distance of 165.00 feet;

thence N 00° 00' 22" W along a line of said Kauble parcel a distance of 45.00 feet to a set iron rod marking a corner of said Kauble parcel;

thence N 89° 39' 43" E along the a line of said Kauble parcel and the south line of a parcel of land currently owned by Baltz Enterprises, LTD. a distance of 349.64 to a set iron rod on the west right-of-way line of Eighth Street marking the southeast corner of said Baltz Enterprise, LTD parcel;

thence S 00° 00' 00" W along said right-of-way line a distance of 45.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.361 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 164, Page 510; Volume 148, Page 598
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