

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

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**LEGAL DESCRIPTION OF A 0.345 ACRE PARCEL  
FOR CLINTON SHEARER**

Being a parcel of land situated in part of Lots 6, 7 and 8 of Berry and Gipson's Addition to the Village of Mononcue, now being in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod on the north right-of-way line of Gipson Street marking the southeast corner of said Lot 6 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 90° 00' 00" W along the north right-of-way line of Gipson Street (south line Lot 6) a distance of 103.73 feet to a set iron rod;

thence N 00° 13' 00" W a distance of 145.00 feet to a set iron rod on the south line of a parcel of land currently owned by H. L. Conley, passing a set iron rod a distance of 111.00 feet;

thence S 90° 00' 00" E along the south line of said Conley parcel and the south line of a parcel of land currently owned by R. E. Larick a distance of 103.73 feet to a set iron rod on the west right-of-way line of an alley (east line of Lot 8) marking the southeast corner of said Larick parcel;

thence S 00° 13' 00" E along the west right-of-way line of said alley (east line of lots 8, 7 & 6) a distance of 145.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.345 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 August, 2004.

Prior Deed Reference – OR Volume 25, Page 311.

04087-S

**Tract 1**

REFERENCE SURVEY VOL. C  
PAGE 842 IN THE TAX MAP OFFICE

(TRACT 1) (0.345 AC.)

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

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**LEGAL DESCRIPTION OF A 0.300 ACRE PARCEL  
FOR CLINTON SHEARER**

Being a parcel of land situated in part of Lots 6, 7 and 8 of Berry and Gipson's Addition to the Village of Mononcue, now being in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod on the east right-of-way line of River Street marking the southwest corner of said Lot 6 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 00° 13' 00" W along the east right-of-way line of River Street (west line Lots 6, 7 & 8) a distance of 145.00 feet to a set drill hole in a concrete gutter marking the southwest corner of a parcel of land currently owned by H. L. Conley;

thence S 90° 00' 00" E along the south line of said Conley parcel a distance of 90.00 feet to a set iron rod;

thence S 00° 13' 00" E a distance of 145.00 feet to a set iron rod on the north right-of-way line of Gipson Street (south line Lot 6), passing a set iron rod a distance of 34.00 feet;

thence N 90° 00' 00" W along the north right-of-way line of Gipson Street (south line Lot 6) a distance of 90.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.300 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 August, 2004.

Prior Deed Reference – OR Volume 25, Page 311.

04087-S

**Tract 2**

REFERENCE SURVEY VOL. C  
PAGE 842 IN THE TAX MAP OFFICE

(Tract 2) (0.300 AC)