

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

LEGAL DESCRIPTION OF A 0.380 ACRE PARCEL
FOR THE ESTATE OF MARY BEITLER

Being a parcel of land situated in part of the Northwest Quarter of Section 5, T-3-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron pipe on the east right-of-way line of Sandusky Avenue marking the southwest corner of Lot 5 of W. C. Brinkerhoff's Addition;

thence on an assumed bearing of S 02° 09' 27" W along said right-of-way line a distance of 85.50 feet to a point marking the southwest corner of a parcel of land currently owned by J. A. and M. J. Lawrence and being the **POINT OF BEGINNING** referenced by a set iron rod situated S 02° 09' 27" W a distance of 83.00 feet;

thence S 88° 37' 02" E along the south line of said Lawrence parcel a distance of 117.00 feet to a set iron rod marking a corner of said parcel;

thence S 02° 09' 27" W along a line of said Lawrence parcel a distance of 2.00 feet to a set iron rod marking a corner of said parcel;

thence S 88° 37' 02" E along the south line of said Lawrence parcel a distance of 24.00 feet to a set iron rod marking a corner of said parcel;

thence N 02° 09' 27" E along a line of said Lawrence parcel a distance of 2.00 feet to a set iron rod marking a corner of said parcel;

thence S 88° 37' 02" E along the south line of said Lawrence parcel a distance of 59.00 feet to a found iron rod on the west line of a parcel of land currently owned by M. M. Harrah marking the southeast corner of said Lawrence parcel;

thence S 02° 09' 27" W along the west line of said Harrah parcel and the west line of a parcel of land currently owned by the Roger A. Bowen Living Trust a distance of 83.00 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by S. K. Austin;

thence N 88° 37' 02" W along the north line of said Austin parcel a distance of 200.00 feet to a set iron rod on the east right-of-way line of Sandusky Avenue marking the northwest corner of said parcel;

thence N 02° 09' 27" E along said right-of-way line a distance of 83.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.380 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 March, 2005.

Prior Deed Reference -- Volume 147, Page 23.

05046-S