

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

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**LEGAL DESCRIPTION OF A 0.241 ACRE PARCEL  
FOR U. S. CONDO ASSOCIATION**

Being a parcel of land situated in part of Lot 1 of Rossel's 2<sup>nd</sup> Subdivision in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the northeast corner of said Lot 1 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of S 00° 09' 42" E along the east line of said Lot 1 a distance of 87.50 feet to a set iron rod;

thence S 89° 18' 18" W a distance of 120.00 feet to a set iron rod on the west line of said Lot 1;

thence N 00° 09' 42" W along the west line of said Lot 1 a distance of 87.50 feet to a found iron rod marking the northwest corner of said Lot 1;

thence N 89° 18' 18" E along the north line of said Lot 1 a distance of 120.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.241 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 February, 2006.

Prior Deed Reference – OR Volume 21, Page 457; OR Volume 159, Page 236;  
OR Volume 57, Page 759; OR Volume 9, Page 351, Deed  
Volume 210, Page 396.

06015- S

**Tract 1**

REFERENCE SURVEY VOL. C  
PAGE 976 IN THE TAX MAP OFFICE

(TRACT 1)  
(0.241 A)

KOEHLER SURVEYING, INC.  
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UPPER SANDUSKY, OHIO 43351  
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**LEGAL DESCRIPTION OF A 0.353 ACRE PARCEL  
FOR U. S. CONDO ASSOCIATION**

Being a parcel of land situated in part of Lot 1 and Lot 2 of Rossel's 2<sup>nd</sup> Subdivision in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the southeast corner of said Lot 2 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 89° 38' 13" W along the south line of said Lot 2 a distance of 120.00 feet to a set iron rod marking the southwest corner of said Lot 2;

thence N 00° 09' 42" W along the west lines of said Lots 2 and 1 a distance of 126.87 feet to a set iron rod, passing a found iron rod a distance of 90.00 feet;

thence N 89° 18' 18" E a distance of 120.00 feet to a set iron rod on the east line of said Lot 1;

thence S 00° 09' 42" E along the east lines of said Lots 1 and 2 a distance of 129.08 feet to the **POINT OF BEGINNING**;

Containing in all 0.353 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 February, 2006.

Prior Deed Reference – OR Volume 21, Page 457; OR Volume 159, Page 236;  
OR Volume 57, Page 759; OR Volume 9, Page 351, Deed  
Volume 210, Page 396.

06015- S

**Tract 2**

REFERENCE SURVEY VOL. C  
PAGE 976 IN THE TAX MAP OFFICE

(TRACT 2)  
(0.353 A)