



ENGINEERS • SURVEYORS

1810 E. Mansfield St.
P.O. Box 325
Bucyrus, Ohio 44820
(419) 562-7757
(419) 562-4717 fax

**LEGAL DESCRIPTION FOR BILL MULLEN
1.219 ACRES
COUNTY OF WYANDOT, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF WYANDOT, CITY OF UPPER SANDUSKY, BEING PART OF OUT LOT 133, AND 134 OF RECORD IN PLAT BOOK 1, PAGE 40-41, BEING ALL OF A TRACT CONVEYED TO WILLIAM J. MULLEN III OF RECORD IN OFFICIAL RECORD 155, PAGE 899, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, WYANDOT COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 5/8" IRON PIN SET AT THE NORTHWEST CORNER OF LOT 1 OF KELLER COURT SUBDIVISION OF RECORD IN PLAT BOOK 3, PAGE 176, AS CONVEYED TO JAMES B. NUTTER, ETUX OF RECORD IN OFFICIAL RECORD 160, PAGE 626, SAID IRON PIN ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF KELLER STREET (50 FEET IN WIDTH), AND AT THE SOUTHWEST CORNER OF SAID MULLEN TRACT;

THENCE NORTH 00°00'09" EAST, A DISTANCE OF 207.99 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID KELLER STREET, AND THE WEST LINE OF SAID MULLEN TRACT, PASSING INTO SAID OUT LOT 133 AT 20.05 FEET, TO A 5/8" IRON PIN SET AT THE SOUTHWEST CORNER OF A TRACT CONVEYED TO THOMAS L. NIEDERKOHR, ETUX OF RECORD IN DEED BOOK 199, PAGE 187, SAID IRON PIN ALSO BEING ON THE NORTH LINE OF SAID OUT LOT 133;

THENCE NORTH 89°59'47" EAST, A DISTANCE OF 255.33 FEET WITH THE SOUTH LINE OF SAID NIEDERKOHR TRACT, THE NORTH LINE OF SAID MULLEN TRACT, AND THE NORTH LINE OF SAID OUT LOT 133 TO A 5/8" IRON PIN SET AT THE SOUTHWEST CORNER OF A TRACT CONVEYED TO ROBERT & MARGARET SIEGEL OF RECORD IN OFFICIAL RECORD 56, PAGE 195, AND AT THE NORTHWEST CORNER OF A TRACT CONVEYED TO PHYLLIS A. MOLL OF RECORD IN OFFICIAL RECORD 126, PAGE 835, & DEED BOOK 174, PAGE 880;

THENCE SOUTH 00°01'05" WEST, A DISTANCE OF 207.84 FEET WITH THE EAST LINE OF SAID MULLEN TRACT, THE WEST LINE OF SAID MOLL TRACT, THE WEST LINE OF A TRACT CONVEYED TO JANELLE FAIR OF RECORD IN OFFICIAL RECORD 168, PAGE 458, THE WEST LINE OF A TRACT CONVEYED TO KEVIN D. KIN, ETUX OF RECORD IN DEED BOOK 199, PAGE 611, THE WEST LINE OF A TRACT CONVEYED TO JACOB B. WALTON OF RECORD IN OFFICIAL RECORD 119, PAGE 613, AND THE WEST LINE OF A TRACT CONVEYED TO ROBERT L. & SUSANNE EVANS OF RECORD IN OFFICIAL RECORD 70, PAGE 146, PASSING A 5/8" IRON PIN SET FOR REFERENCE AT 187.87 FEET ON THE NORTH LINE OF SAID OUT LOT 134, TO A POINT AT THE NORTHEAST CORNER OF LOT 4 OF SAID KELLER COURT SUBDIVISION AS CONVEYED TO GARY HOLDRAFT, ETUX OF RECORD IN DEED BOOK 208, PAGE 458;

THENCE SOUTH 89°57'45" WEST, A DISTANCE OF 255.27 FEET WITH THE SOUTH LINE OF SAID MULLEN TRACT, THE NORTH LINE OF SAID LOT 4 OF SAID KELLER SUBDIVISION, THE NORTH LINE OF LOT 3 OF SAID KELLER SUBDIVISION AS CONVEYED TO JEFFREY EIER OF RECORD IN DEED BOOK 204, PAGE 717, THE NORTH LINE OF LOT 2 OF SAID KELLER SUBDIVISION AS CONVEYED TO WILLIAM R. OUTHWAITE, ETUX OF RECORD IN DEED BOOK 152, PAGE 356, AND THE NORTH LINE OF SAID LOT 1 OF SAID KELLER SUBDIVISION TO THE 5/8" IRON PIN SET AT THE POINT OF BEGINNING, AND CONTAINING 1.219 ACRES OF LAND, OF WHICH 1.102 ACRES ARE IN SAID OUT LOT 133, AND 0.117 ACRES ARE IN SAID OUT LOT 134, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF BRETT R. TIEBEN, P.S. PROFESSIONAL SURVEYOR NUMBER 8191, DATED SEPTEMBER, 2006, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARINGS ARE TO AN ASSUMED AZIMUTH AND ARE USED TO DENOTE ANGLES ONLY.

ALL IRON PINS SET ARE 5/8" O.D. X 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.

PRIOR DEED REFERENCE: OFFICIAL RECORD 155, PAGE 899.

Brett R. Tieben
BRETT R. TIEBEN
PROFESSIONAL SURVEYOR NO. 8191
DATED: 10-6-06

