

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.597 ACRE PARCEL
FOR MICHAEL & SANDRA SHUTT**

Being a parcel of land situated in part of Outlot 70 of the Original Plat of the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a point on the north right-of-way line of Bigelow Street marking the southwest corner of said Outlot 70, referenced by a found iron pipe situated N 45° 00' 17" E a distance of 1.72 feet;

thence on an assumed bearing of N 89° 58' 58" E along said right-of-way line (south line of Outlot 70) a distance of 102.00 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence N 00° 06' 00" E a distance of 120.00 feet to a set iron rod;

thence S 89° 58' 58" W a distance of 102.00 feet to a set iron rod on the west line of said Outlot 70;

thence N 00° 06' 00" E along the west line of said Outlot 70 a distance of 105.00 feet to a set iron rod marking a corner of a parcel of land currently owned by S. Pagnard;

thence N 89° 58' 58" E along a line of said Pagnard parcel a distance of 170.00 feet to a set iron rod marking a corner of said Pagnard parcel;

thence S 00° 06' 00" W along a line of said Pagnard parcel a distance of 225.00 feet to a set iron rod on the north line of Bigelow Street marking a corner of said Pagnard parcel;

thence S 89° 58' 58" W along said right-of-way line a distance of 68.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.597 acres 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 September, 2007.

Prior Deed Reference W.M. Shutt OR Volume 149, Page 631.

07138-S

REFERENCE SURVEY VOL. 1094 C
PAGE 1094 IN THE TAX MAP OFFICE