

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 0.715 ACRE PARCEL
FOR THE ESTATE OF BARBARA BOWMAN-BICKHAM**

Being a parcel of land situated in part of the Southwest Quarter of Section 32, T-2-S, R-14-E and being part of Lot 4 of the Original Government Survey of said Section 32, 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 Sandusky Avenue marking the Northwest corner of Lot 1 of Brinkerhoff's Addition to the City of Upper Sandusky;

thence on an assumed bearing of N 00° 03' 02" E along the east right-of-way line of Sandusky Avenue a distance of 198.47 feet to a set iron rod marking the northwest corner of a parcel of land currently owned by L. and P. Niederkohr and being the **POINT OF BEGINNING**;

thence continuing N 00° 03' 02" E along said right-of-way line a distance of 80.50 feet to a found iron rod marking the southwest corner of a parcel of land currently owned by Christine Cope Trust;

thence S 89° 59' 48" E along the south line of said Cope Trust parcel a distance of 381.27 feet to a point on the centerline of the Sandusky River marking the southeast corner of said Cope Trust parcel, passing a set iron rod for reference a distance of 275.95 feet;

thence S 18° 14' 59" E along the centerline of the Sandusky River a distance of 82.13 feet to a point on a north line extended of the aforementioned Niederkohr parcel;

thence N 89° 59' 48" W along said line a distance of 244.06 feet to a set drill hole in concrete marking a corner of said Niederkohr parcel, passing a set iron rod for reference a distance of 127.39 feet;

thence S 00° 03' 02" W along a line of said Niederkohr parcel a distance of 2.50 feet to a set iron rod marking a corner of said parcel;

thence N 89° 59' 48" W along a north line of said Niederkohr parcel a distance of 163.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.715 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 January, 2010.

Prior Deed Reference – Volume 189, Page 985.

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