

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

**LEGAL DESCRIPTION OF A 0.635 ACRE PARCEL
FOR PAUL WAGNER**

Being a parcel of land situated in part of Outlot 161 of the Original Plat of the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the centerlines of Warpole Street and Finley Street;

thence on an assumed bearing of N 89° 59' 45" E along the centerline of Finley Street a distance of 353.67 feet to a found nail on the extension of the east line of said Outlot 161;

thence N 00° 01' 08" E along the east line of said Outlot 161 and the extension thereof a distance of 269.13 feet to a found iron rod marking the northeast corner of a parcel of land currently owned by Orchard Lane Apartments and being the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 41.25 feet;

thence N 89° 59' 53" W along the north line of said Orchard Lane Apartments parcel and the north line of a parcel of land currently owned by L. M. Flores and R. Medina a distance of 121.44 feet to a set iron rod, passing a found iron rod a distance of 96.44 feet;

thence N 00° 01' 08" E a distance of 227.89 feet to a set iron rod on the north line of said Outlot;

thence S 89° 59' 35" E along the north line of said Outlot 161 a distance of 121.45 feet to a found iron rod marking the northeast corner of said Outlot 161, passing a found iron rod a distance of 25.00 feet;

thence S 00° 01' 08" W along the east line of said Outlot 161 a distance of 227.88 feet to the **POINT OF BEGINNING**.

Containing in all 0.635 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.

(Tract 1) (0.635A)

REFERENCE SURVEY VOL. C
PAGE 153 IN THE TAX MAP OFFICE

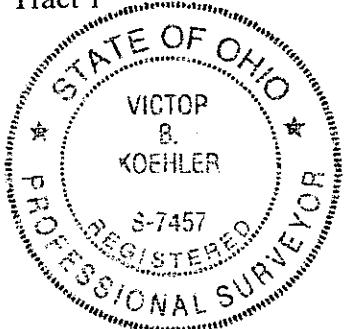
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in June, 2010.

Prior Deed Reference – OR Volume 203, Page 240.

10030-S

Tract 1



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

**LEGAL DESCRIPTION OF A 0.131 ACRE PARCEL
FOR PAUL WAGNER**

Being a parcel of land situated in part of Outlot 161 of the Original Plat of the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the intersection of the centerlines of Warpole Street and Finley Street;

thence on an assumed bearing of N 89° 59' 45" E along the centerline of Finley Street a distance of 353.67 feet to a found nail on the extension of the east line of said Outlot 161;

thence N 00° 01' 08" E along the east line of said Outlot 161 and the extension thereof a distance of 269.13 feet to a found iron rod marking the northeast corner of a parcel of land currently owned by Orchard Lane Apartments, passing a set iron rod for reference a distance of 41.25 feet;

thence N 89° 59' 53" W along the north line of said Orchard Lane Apartments parcel a distance of 96.44 feet to a found iron rod marking the northwest corner of said Orchard Lane Apartments parcel and the northeast corner of a parcel of land currently owned by L. M. Flores and R. Medina and being the **POINT OF BEGINNING**;

thence continuing N 89° 59' 53" W along the north line of said Flores/Medina parcel a distance of 25.00 feet to a set iron rod;

thence N 00° 01' 08" E a distance of 227.89 feet to a set iron rod on the north line of said Outlot 161;

thence S 89° 59' 35" E along the north line of said Outlot 161 a distance of 25.00 feet to a found iron rod;

thence S 00° 01' 08" W a distance of 227.89 feet to the **POINT OF BEGINNING**.

Containing in all 0.131 acres of land, more or less, being subject to all legal highways and easements of record.

(Tract 2) (0.131A)

REFERENCE SURVEY VOL. *C*
PAGE *1653* IN THE TAX MAP OFFICE

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 June, 2010.

Prior Deed Reference – OR Volume 203, Page 240.

10030-S

