

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

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**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 1453 IN THE TAX MAP OFFICE

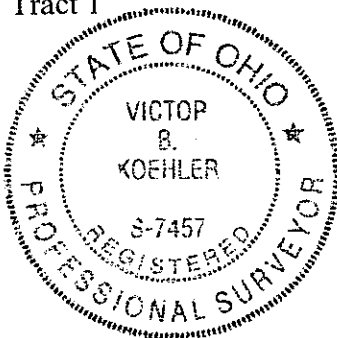
All set iron rods are 5/8" diameter with personalized plastic caps.

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.  
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**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 153 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

