

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

**LEGAL DESCRIPTION OF A 0.032 ACRE PARCEL
FOR ROSS NIEDERKOHR**

Being a parcel of land situated in part of Outlot 83 of the Original Plat of the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the northwest corner of said Outlot 83;

thence on an assumed bearing of S 00° 06' 00" W along the west line of said Outlot and the east right-of-way line of Front Street a distance of 70.00 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence S 90° 00' 00" E a distance of 140.00 feet to a set iron rod on the east line of a parcel of land currently owned by R. Niederkohr;

thence S 00° 06' 00" W along said line a distance of 10.00 feet to a point marking the southeast corner of said Niederkohr parcel, referenced by a found iron pipe situated N 74° 04' 15" E a distance of 0.34 feet;

thence N 90° 00' 00" W along said Niederkohr parcel a distance of 140.00 feet to a point on the west line of said Outlot 83 and the east right-of-way line of Front Street marking the southwest corner of said Niederkohr parcel, referenced by a set iron rod situated N 00° 06' 00" E a distance of 10.00 feet;

thence N 00° 06' 00" E along said line a distance of 10.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.032 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.

(TRACT 1)
(0.032 A)

REFERENCE SURVEY VOL. *C*
PAGE *144* IN THE TAX MAP OFFICE

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in June, 2013.

Prior Deed Reference – OR Volume 222, Page 1430.

13090-S

Tract 1

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

**LEGAL DESCRIPTION OF A 0.808 ACRE PARCEL
FOR L. GUTHRIE**

Being a parcel of land situated in part of Outlot 82 and 83 of the Original Plat of the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the northwest corner of said Outlot 83;

thence on an assumed bearing of S 00° 06' 00" W along the west line of said Outlot 83 and the east right-of-way line of Front Street, a distance of 70.00 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence S 90° 00' 00" E a distance of 223.00 feet to a set iron rod;

thence S 00° 06' 00" W a distance of 157.90 feet to a set iron rod on the north line of a parcel of land currently owned by S. Pagnard;

thence S 89° 59' 45" W long said Pagnard parcel a distance of 223.00 feet to a set iron rod on the east right-of-way line of Front Street and the west line of Outlot 83 marking the northwest corner of said Pagnard parcel;

thence N 00° 06' 00" E along said line a distance of 157.91 feet to the **POINT OF BEGINNING**.

Containing in all 0.808 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 June, 2013.

Prior Deed Reference – Volume 222, Page 1430, OR Volume 186, Page 940

13090-S Tract 5

(7TRACT 5)
(0.808A)

REFERENCE SURVEY VOL. C
PAGE 1441 IN THE TAX MAP OFFICE

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

LEGAL DESCRIPTION OF A 0.534 ACRE PARCEL
FOR L. M. GUTHRIE

Being a parcel of land situated in part of Outlot 82 of the Original Plat of the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the northwest corner of Outlot 83 of said Original Plat;

thence on an assumed bearing of S 90° 00' 00" E along the north line of said Outlots 83 and 82, also being the south right-of-way line of Elliot Street, a distance of 223.00 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence continuing S 90° 00' 00" E along the north line of said Outlot 82 and the south right-of-way line of Elliot Street a distance of 102.00 feet to a set iron rod marking the northwest corner of a parcel of land currently owned by S. Pagnard;

thence S 00° 06' 00" W along said Pagnard parcel a distance of 227.89 feet to a set iron rod marking a corner of said parcel;

thence S 89° 59' 45" W along said Pagnard parcel a distance of 102.00 feet to a set iron rod;

thence N 00° 06' 00" E a distance of 227.90 feet to the **POINT OF BEGINNING**.

Containing in all 0.534 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 June, 2013.

Prior Deed Reference – OR Volume 186, Page 940.

13090-S Tract 4

(TRACT 4)
(0.534 A)

REFERENCE SURVEY VOL. C
PAGE 144 IN THE TAX MAP OFFICE

**KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 0.101 ACRE PARCEL
FOR L. M. GUTHRIE**

Being a parcel of land situated in part of Outlots 82 and 83 of the Original Plat of the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the northwest corner of said Outlot 83;

thence on an assumed bearing of S 90° 00' 00" E along the north line of said Outlot 83 and the south right-of-way line of Elliot Street a distance of 160.00 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence continuing S 90° 00' 00" E along the north line of said Outlots 83 and 82, also being the south right-of-way line of Elliot Street a distance of 63.00 feet to a set iron rod;

thence S 00° 06' 00" W a distance of 70.00 feet to a set iron rod;

thence N 90° 00' 00" W a distance of 63.00 feet to a set iron rod;

thence N 00° 06' 00" E a distance of 70.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.101 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 June, 2013.

Prior Deed Reference – OR Volume 186, Page 940.

13090-S
Tract 3

(TRACT 3)

(0.101 A)

REFERENCE SURVEY VOL. C
PAGE 1441 IN THE TAX MAP OFFICE

**KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 0.032 ACRE PARCEL
FOR L. M. GUTHRIE**

Being a parcel of land situated in part of Outlot 83 of the Original Plat of the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the northwest corner of said Outlot 83;

thence on an assumed bearing of S 90° 00' 00" E along the north line of said Outlot and the south right-of-way line of Elliot Street a distance of 140.00 feet to a point marking the northeast corner of a parcel of land currently owned by R. Niederkohr and being the **POINT OF BEGINNING**, referenced by the next mentioned set iron rod;

thence continuing S 90° 00' 00" E along the north line of said Outlot and the south right-of-way line of Elliot Street a distance of 20.00 feet to a set iron rod;

thence S 00° 06' 00" W along said line a distance of 70.00 feet to a set iron rod;

thence N 90° 00' 00" W a distance of 20.00 feet to a set iron rod on the east line of said Niederkohr parcel;

thence N 00° 06' 00" E along said line a distance of 70.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.032 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 June, 2013.

Prior Deed Reference – OR Volume 186, Page 940.

13090-S

Tract 2

(TRACT 2)

(0.032 A)

REFERENCE SURVEY VOL. C
PAGE 1441 IN THE TAX MAP OFFICE