

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

**LEGAL DESCRIPTION OF A 0.262 ACRE PARCEL
FOR NATION'S TITLE / JILL LUIKART**

Being a parcel of land situated in part of Lot 1 of Monnet's Addition, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found monument box marking the intersection of the centerlines of Church Street and Sandusky Avenue;

thence on an assumed bearing of N 02° 40' 12" E along the centerline of Sandusky Avenue a distance of 253.72 feet to a point, referenced by the next mentioned set iron rod;

thence N 89° 53' 19" W a distance of 40.04 feet to a set iron rod marking the intersection of the west right-of-way line of said Sandusky Avenue with the centerline of a vacated alley and being the **POINT OF BEGINNING**;

thence S 02° 40' 12" W along said right-of-way line a distance of 61.36 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by James J. Gilliland, et ux;

thence N 89° 52' 51" W along the north line of said Gilliland parcel a distance of 184.74 feet to a set iron rod on the east line of an alley;

thence N 00° 07' 47" W along said alley a distance of 61.27 ^{feet} to a set iron rod on the centerline of said vacated alley;

thence S 89° 53' 19" E along said centerline a distance of 187.74 feet to the **POINT OF BEGINNING**.

Containing in all 0.262 acre 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 December, 2013.

Prior Deed Reference – OR 42, Page 582.

13167-S

