

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

**LEGAL DESCRIPTION OF A 0.097 ACRE PARCEL
FOR MARGARET SCHERTZER**

Being a parcel of land situated in part of the Southwest Quarter of Section 28, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the most easterly corner of Lot 1 of Wood's 5th Subdivision and being the **POINT OF BEGINNING**, referenced by a found iron rod situated N 79° 13' 03" W a distance of 0.51 feet;

thence N 34° 14' 41" W along the northeasterly line of Lot 1 a distance of 95.00 feet to a set iron rod;

thence N 61° 16' 18" E a distance of 22.15 feet to a set iron rod on the west line of a parcel of land currently owned by R. Easton, et ux;

thence S 00° 23' 02" W along said line a distance of 6.51 feet to a point marking the southwest corner of said Easton parcel, referenced by a found iron rod situated S 45° 30' 10" W a distance of 0.14 feet;

thence S 89° 36' 58" E along the south line of said Easton parcel a distance of 79.89 feet to a found iron rod marking the northwest corner of a parcel of land currently owned by W. B. Mahaffey, Trustee;

thence S 29° 08' 59" W along said Mahaffey parcel a distance of 94.04 feet to the **POINT OF BEGINNING**.

Containing in all 0.097 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 3)
(0.097 A)

REFERENCE SURVEY VOL. C
PAGE 1509 IN THE TAX MAP OFFICE

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

Prior Deed Reference – OR Volume 199, Page 364; OR Volume 41, Page 450;
Volume 173, Page 348; Volume 178, Page 29.

14039-S

Tract 3

KOEHLER SURVEYING, INC.
P.O. BOX 28
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**LEGAL DESCRIPTION OF A 0.218 ACRE PARCEL
FOR MARGARET SCHERTZER**

Being a parcel of land situated in part of Lot 1 of Wood's 5th Subdivision and the Southwest Quarter of Section 28, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the Northeasterly Corner of Lot 2 of Wood's 5th Subdivision and being the **POINT OF BEGINNING**, referenced by a found iron rod situated S 51° 28' 35" W a distance of 0.43 feet;

thence on an assumed bearing of N 89° 33' 27" E along the south line of a parcel of land currently owned by C. Stiger, et ux, a distance of 98.08 feet to a found iron rod on the west line of a parcel of land currently owned by R. Easton, et ux, marking the southeast corner of said Stiger parcel;

thence S 00° 23' 02" W along the west line of said Easton parcel a distance of 104.63 feet to a set iron rod;

thence S 61° 16' 18" W a distance of 196.97 feet to a set iron rod on the northeasterly right-of-way line of Dogwood Lane, passing a set iron rod a distance of 22.15 feet;

thence along said right-of-way line an arc distance of 10.86 feet on a curve to the left having a radius of 419.99 feet, a chord of 10.86 feet and a chord bearing of N 38° 20' 08" W to a point marking the southwest corner of said Lot 2;

thence N 57° 45' 19" E along the southerly line of Lot 2, passing a found iron rod for reference a distance of 0.62 feet, a total distance of 174.90 feet to a point marking the southeast corner of Lot 2, referenced by a found iron rod situated N 76° 01' 42" E a distance of 0.72 feet;

thence N 34° 14' 41" W along the east line of Lot 2 a distance of 117.00 feet to the **POINT OF BEGINNING**.

(TRACT 1)
(0.218 A)

REFERENCE SURVEY VOL. C
PAGE 1509 IN THE TAX MAP OFFICE

Containing in all 0.218 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.

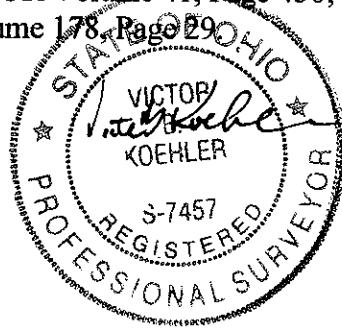
All set iron rods are 5/8" diameter with personalized plastic caps.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in April, 2014.

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14039-S

Tract 1



KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.570 ACRE PARCEL
FOR MARGARET SCHERTZER**

Being a parcel of land situated in part of Lot 1 of Wood's 5th Subdivision in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a point on the northeasterly right-of-way line of Dogwood Lane marking the most southerly corner of said Lot 1 of Wood's 5th Subdivision and being the **POINT OF BEGINNING**, referenced by a found iron rod situated N 26° 00' 50" W a distance of 0.11 feet;

thence along said right-of-way line an arc distance of 82.75 feet on a curve to the right having a radius of 202.32 feet, a chord of 82.17 feet and an assumed chord bearing of N 45° 57' 40" W to a set iron rod;

thence N 34° 14' 41" W along said right-of-way line a distance of 84.32 feet to a found iron rod;

thence along said right-of-way line an arc distance of 24.56 feet on a curve to the left having a radius of 419.99 feet, a chord of 24.55 feet and a chord bearing of N 35° 55' 11" W to a set iron rod;

thence N 61° 16' 18" E a distance of 174.82 feet to a set iron rod on the northeasterly line of Lot 1;

thence S 34° 14' 41" E along said line a distance of 95.00 feet to a point marking the most easterly corner of Lot 1, referenced by a found iron rod situated N 79° 13' 03" W a distance of 0.51 feet;

thence S 29° 25' 19" W along the southeasterly line of Lot 1 a distance of 174.74 feet to the **POINT OF BEGINNING**.

Containing in all 0.570 acres of land, more or less, being subject to all legal highways and easements of record.

(TRACT 2)
(0.570 A)

REFERENCE SURVEY VOL. C
PAGE 1509 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.

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Tract 2

