

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

**LEGAL DESCRIPTION OF A 0.045 ACRE PARCEL
FOR GARY PARSELL**

Being a parcel of land situated in part of Outlot 1 of John Monnet's Addition to 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 North Sandusky Avenue and West Church Street;

thence on an assumed bearing of S 89° 56' 38" W along the centerline of West Church Street a distance of 320.65 feet to a set MAG nail on the extension of an easterly line of a parcel of land currently owned by G. and J. Parsell, Trustees;

thence N 00° 09' 47" W along said line a distance of 216.23 feet to a set iron and being the **POINT OF BEGINNING**, passing a set iron rod for reference a distance of 33.00 feet;

thence continuing N 00° 09' 47" W along said G. and J. Parsell, Trustees, parcel a distance of 22.00 feet to a set iron rod marking a corner of said parcel;

thence N 89° 56' 38" E along said G. and J. Parsell, Trustees, parcel a distance of 88.91 feet to a set MAG nail on the west line of an alley and marking a corner of said parcel;

thence S 00° 07' 47" E along said alley a distance of 22.00 feet to a set iron rod;

thence S 89° 56' 38" W a distance of 88.91 feet to the **POINT OF BEGINNING**.

Containing in all 0.045 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 January, 2015.

Prior Deed Reference – OR Volume 39, Page 871.

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