

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

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**LEGAL DESCRIPTION OF A 8.48 SQUARE FEET PARCEL  
FOR C. COPE TRUST**

Being a parcel of land situated in part of the Southwest Quarter of Section 32, T-2-S, R-14-E, and being lands in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the northwest corner of original Outlot #12, referenced by a found iron pipe situated S 00° 00' 12" W a distance of 9.32 feet;

thence on an assumed bearing of S 00° 00' 12" W along the east right-of-way line of Sandusky Avenue a distance of 425.50 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing said iron pipe for reference a distance of 9.32 feet and a found iron rod a distance of 417.50 feet;

thence S 79° 57' 46" E on a line a distance of 10.00 feet to a set iron rod;

thence N 89° 52' 56" W on a line a distance of 9.85 feet to the east right-of-way line of said Sandusky Avenue, referenced by a found iron pipe situated N 89° 52' 56" W a distance of 0.66 feet;

thence N 00° 00' 12" E along the east right-of-way of said Sandusky Avenue a distance of 1.72 feet to the **POINT OF BEGINNING**.

Containing in all 8.48 square feet of land, more or less. The above described property 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 September 2016.

Prior Deed References – OR 231, Page 40

16123-S      Tract 2

(TRACT 2)  
(8.48 A)

REFERENCE SURVEY VOL.   C    
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"2016"



PT: 1 N: 0.0000 E: 0.0000  
S79°57'46"E DIST: 10.00  
PT: 2 N: -1.7429 E: 9.8469  
N89°52'56"W DIST: 9.85  
PT: 3 N: -1.7226 E: -0.0030  
N0°00'12"E DIST: 1.72  
PT: 4 N: -0.0026 E: -0.0029

CLOSING BEARING/DISTANCE: N48°05'23"E DIST: 0.0039

MISCLOSURE: N: -0.0026 E: -0.0029

AREA: 8.48 SQUARE FEET



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"2016"

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**LEGAL DESCRIPTION OF A 0.051 ACRE PARCEL**  
**FOR C. COPE TRUST**

Being a parcel of land situated in part of the Southwest Quarter of Section 32, T-2-S, R-14-E, and being lands in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a point marking the northwest corner of original Outlot #12, referenced by a found iron pipe situated S 00° 00' 12" W a distance of 9.32 feet;

thence on an assumed bearing of S 00° 00' 12" W along the east right-of-way line of Sandusky Avenue a distance of 417.50 feet to a found iron rod marking the southwest corner of a parcel of land now or formerly owned by E. & S. Walters, Trustees and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing said iron pipe for reference a distance of 9.32 feet;

thence N 89° 41' 35" E along the south line of said E. & S. Walters, Trustees parcel a distance of 211.86 feet to a set iron rod;

thence S 06° 51' 40" W a distance of 11.37 feet to a set iron rod;

thence N 89° 52' 56" W a distance of 200.66 feet to a set iron rod, passing a set iron rod a distance of 118.63 feet;

thence N 79° 57' 46" W a distance of 10.00 feet to a set iron rod marking the east right-of-way line of said Sandusky Avenue;

thence N 00° 00' 12" E along the east right-of-way of said Sandusky Avenue a distance of 8.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.051 acres of land, more or less. The above described property 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)  
(0.051A)

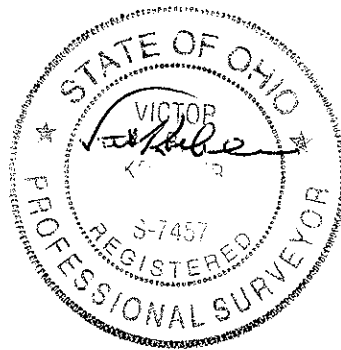
REFERENCE SURVEY VOL. C  
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"2016"

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in September 2016.

Prior Deed References – OR 231, Page 40

16123-S      Tract 1

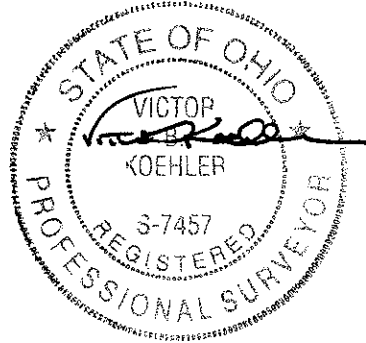


PT: 1 N: 0.0000 E: 0.0000  
N89°41'35"E DIST: 211.86  
PT: 2 N: 1.1350 E: 211.8570  
S6°51'40"W DIST: 11.37  
PT: 3 N: -10.1536 E: 210.4987  
N89°52'56"W DIST: 200.66  
PT: 4 N: -9.7411 E: 9.8391  
N79°57'46"W DIST: 10.00  
PT: 5 N: -7.9982 E: -0.0079  
N0°00'12"E DIST: 8.00  
PT: 6 N: 0.0018 E: -0.0074

CLOSING BEARING/DISTANCE: S76°40'21"E DIST: 0.0076

MISCLOSURE: N: 0.0018 E: -0.0074

AREA: 0.051 ACRES



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"2016"