

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

**LEGAL DESCRIPTION OF A 0.255 ACRE PARCEL
FOR JIM STEWARD**

Being a parcel of land situated in part of Lots 7 and 8 of South Park Subdivision, City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the northeast corner of said Lot 7 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 00° 47' 25" E along the east line of said Lot 7 and Lot 8 a distance of 100.00 feet to a set iron rod marking the southeast corner of said Lot 8;

thence S 89° 44' 53" W along the south line of said Lot 8 a distance of 110.87 feet to a set iron rod;

thence N 00° 47' 25" W on a line a distance of 100.00 feet to a set iron rod marking the north line of said Lot 7;

thence N 89° 44' 53" E along the north line of said Lot 7 a distance of 110.87 feet to the **POINT OF BEGINNING**.

Containing in all 0.255 acre 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 March 2017.

Prior Deed References – OR 202, Page 1885

16191-S

Tract 3

"2017"

1650

(0.255A)
(TRACT 3)



PT: 1 N: 0.0000 E: 0.0000
S0°47'25"E DIST: 100.00
PT: 2 N: -99.9905 E: 1.3793
S89°44'53"W DIST: 110.87
PT: 3 N: -100.4780 E: -109.4897
N0°47'25"W DIST: 100.00
PT: 4 N: -0.4875 E: -110.8689
N89°44'53"E DIST: 110.87
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: S00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.255 ACRES



1650

TRACT 3

2017

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

**LEGAL DESCRIPTION OF A 0.235 ACRE PARCEL
FOR JIM STEWARD**

Being a parcel of land situated in part of Lots 17 and 18 of South Park Subdivision, City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the northwest corner of said Lot 18 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 89° 44' 53" E along the north line of said Lot 18 a distance of 102.56 feet to a set iron rod;

thence S 00° 47' 25" E on a line a distance of 100.00 feet to a set iron rod marking the south line of said Lot 17;

thence S 89° 44' 53" W along the south line of said Lot 17 a distance of 102.56 feet to a point marking the southwest corner of said Lot 17, referenced by a found iron rod situated N 00° 47' 25" W a distance of 5.00 feet;

thence N 00° 47' 25" W along the west line of said Lots 17 and 18 a distance of 100.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.235 acre 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 March 2017.

Prior Deed References – OR 195, Page 562

16191-S

Tract 1

APPROPRIATE SURVEY VOL.
PAGE 1650 DATE 3/17/2017
(2017)

C
(Tract 1
0.235 Acre)



PT: 1 N: 0.0000 E: 0.0000
N89°44'53"E DIST: 102.56
PT: 2 N: 0.4510 E: 102.5590
S0°47'25"E DIST: 100.00
PT: 3 N: -99.5395 E: 103.9383
S89°44'53"W DIST: 102.56
PT: 4 N: -99.9905 E: 1.3793
N0°47'25"W DIST: 100.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: S00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.235 ACRES



PERMIT NUMBER 1650
PAGE 1650 OF THE 1650 PAGE
2017

TRACT 1

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

LEGAL DESCRIPTION OF A 0.236 ACRE PARCEL
FOR JIM STEWARD

Being a parcel of land situated in part of Lots 7, 8, 17, 18 and part of a vacated alley in South Park Subdivision, City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the northwest corner of said Lot 18;

thence on an assumed bearing of N 89° 44' 53" E along the north line of said Lot 18 a distance of 102.56 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 89° 44' 53" E along the north line of said Lot 18 and Lot 7 a distance of 102.57 feet to a set iron rod, passing a found iron rod a distance of 55.44 feet;

thence S 00° 47' 25" E on a line a distance of 100.00 feet to a set iron rod marking a point on the south line of said Lot 8;

thence continuing S 89° 44' 53" W along the south line of said Lot 8 and Lot 17 a distance of 102.57 feet to a set iron rod, passing a found iron rod a distance of 47.13 feet;

thence N 00° 47' 25" W on a line a distance of 100.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.236 acre 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.O.F.O., #7457, in March 2017.

Prior Deed References – OR 195, Page 562, OR 202, Page 1885

16191-S

Tract 2

(TRACT 2)
(0.236 A)

1650

2017



PT: 1 N: 0.0000 E: 0.0000
N89°44'53"E DIST: 102.57
PT: 2 N: 0.4510 E: 102.5690
S0°47'25"E DIST: 100.00
PT: 3 N: -99.5395 E: 103.9483
S89°44'53"W DIST: 102.57
PT: 4 N: -99.9905 E: 1.3793
N0°47'25"W DIST: 100.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: S00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.236 ACRES



1650
C
TRACT 2
2017