

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

**LEGAL DESCRIPTION OF A 1.037 ACRE PARCEL
FOR DIAMOND DOOR**

Being a parcel of land situated in part of Lot #16 of Highland Acres Subdivision #6 and Lands in the Southwest Quarter of Section 21, T-2-S, R-14-E, Crane Township, City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found rod marking the southeast corner of said Lot #16 of Highland Acres Subdivision #6 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 38° 26' 23" W along said Lot #16 a distance of 70.00 feet to a set iron rod;

thence N 00° 50' 59" E on a line a distance of 61.26 feet to a set iron rod;

thence N 30° 24' 45" E on a line a distance of 411.08 feet to a set iron rod;

thence N 42° 52' 35" W on a line a distance of 368.29 feet to a set iron rod marking the west line of said Lot #16 of Highland Acres Subdivision #6;

thence N 46° 39' 00" E along the west line of said Lot #16 a distance of 70.00 feet to a found iron rod marking the northwest corner of said Lot #16 and the limited access right-of-way line of U.S. Route 23/30;

thence S 42° 52' 35" E along said limited access right-of-way line of U.S. Route 23/30 a distance of 389.62 feet to a set iron rod, passing a found monument a distance of 64.04 feet;

thence S 30° 24' 45" W along said limited access right-of-way of U. S. Route 23/30 a distance of 456.13 feet to the **POINT OF BEGINNING**.

Containing in all 1.037 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.

(TRACT 2)(1037A)

REFERENCE SURVEY VOL. _____
PAGE 1690 IN THE TAX MAP OFFICE

"2018"

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 May 2018.

Prior Deed References – OR 20, Page 539, OR 197, Page 183

18050-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
S38°26'23"W DIST: 70.00
PT: 2 N: -54.8284 E: -43.5184
N0°50'59"E DIST: 61.26
PT: 3 N: 6.4249 E: -42.6099
N30°24'45"E DIST: 411.08
PT: 4 N: 360.9416 E: 165.4878
N42°52'35"W DIST: 368.29
PT: 5 N: 630.8331 E: -85.1037
N46°39'00"E DIST: 70.00
PT: 6 N: 678.8848 E: -34.2015
S42°52'35"E DIST: 389.62
PT: 7 N: 393.3622 E: 230.9033
S30°24'45"W DIST: 456.13
PT: 8 N: -0.0058 E: 0.0003

CLOSING BEARING/DISTANCE: N3°16'28"W DIST: 0.0058

MISCLOSURE: N: -0.0058 E: 0.0003

AREA: 1.037 ACRES



REFERENCE SURVEY VOL C
PAGE 1690 IN THE TAX MAP OFFICE

"2018"

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**LEGAL DESCRIPTION OF A 0.827 ACRE PARCEL
FOR DIAMOND DOOR**

Being a parcel of land situated in part of Lands in the Southwest Quarter of Section 21, T-2-S, R-14-E, Crane Township, City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the southeast corner of Lot #16 of Highland Acres Subdivision #6:

thence on an assumed bearing of N 00° 50' 59" E along the east line of said Lot #16 a distance of 81.07 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 00° 50' 59" E along the east line of said Lot #16 a distance of 449.68 feet to a set iron rod:

thence S 42° 52' 35" E on a line a distance of 231.65 feet to a set iron rod:

thence S 30° 24' 45" W on a line a distance of 324.53 feet to the **POINT OF BEGINNING**.

Containing in all 0.827 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.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in May 2018.

Prior Deed References – OR 20, Page 539

18050-S Tract 1

REFERENCE SURVEY VOL. C
PAGE 1690 IN THE TAX MAP OFFICE

"2018" (TRACT 1) (0.827 A)

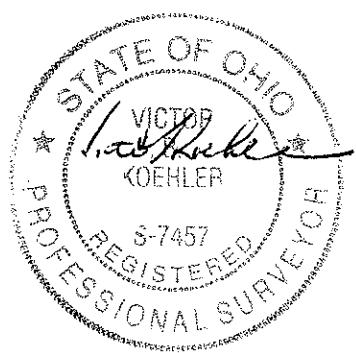


PT: 1 N: 0.0000 E: 0.0000
N0°50'59"E DIST: 449.68
PT: 2 N: 449.6305 E: 6.6687
S42°52'35"E DIST: 231.65
PT: 3 N: 279.8720 E: 164.2878
S30°24'45"W DIST: 324.53
PT: 4 N: -0.0037 E: 0.0036

CLOSING BEARING/DISTANCE: N43°49'18"W DIST: 0.0051

MISCLOSURE: N: -0.0037 E: 0.0036

AREA: 0.827 ACRES



REFERENCE SURVEY VOL C

PAGE 1690 IN THE TAX MAP OFFICE

"2018"