

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

**LEGAL DESCRIPTION OF A 0.051 ACRE PARCEL
FOR RODNEY FREY**

Being a parcel of land situated in part of Outlot 179 of the Original Plat of the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the intersection of the centerlines of Wyandot Avenue and Warpole Street;

thence on an assumed bearing of S 00° 10' 49" E along the centerline of said Warpole Street a distance of 175.50 feet to a set MAG nail, referenced by a set iron rod situated N 89° 46' 10" E a distance of 21.63 feet;

thence N 89° 46' 10" E on a line a distance of 21.63 feet to the aforementioned set iron rod marking the east line of a parcel of land now or formerly owned by the City of Upper Sandusky and the southwest corner of a parcel of land now or formerly owned by B. Giacalone and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 89° 46' 10" E along said B. Giacalone parcel and a parcel of land now or formerly owned by R. & K Frey a distance of 92.43 feet to a set iron rod marking the southwest corner of a parcel of land now or formerly owned by K. Miller;

thence S 00° 10' 49" E on a line a distance of 24.00 feet to a set iron rod marking the north line of a parcel of land now or formerly owned by D. Miller;

thence S 89° 46' 10" W along the north line of said D. Miller parcel a distance of 92.43 feet to a set iron rod marking the east line of said City of Upper Sandusky parcel;

thence N 00° 10' 49" W along said City of Upper Sandusky parcel a distance of 24.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.051 acres of land, more or less, 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.

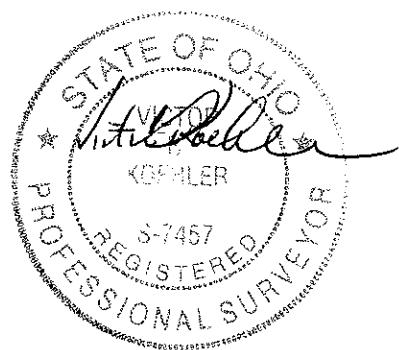
(TRACT 1)
(0.051 A)

REFERENCE SURVEY VOL. C
PAGE 1737 IN THE TAX MAP OFFICE
"2019"

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in August 2019.

Prior Deed References – OR 115, Page 197, OR 201, Page 1967

19089-S Tract 1



PT: 1 N: 0.0000 E: 0.0000
N89°46'10"E DIST: 92.43
PT: 2 N: 0.3719 E: 92.4293
S0°10'49"E DIST: 24.00
PT: 3 N: -23.6279 E: 92.5048
S89°46'10"W DIST: 92.43
PT: 4 N: -23.9999 E: 0.0755
N0°10'49"W DIST: 24.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.051 ACRES



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"2019"

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**LEGAL DESCRIPTION OF A 0.026 ACRE PARCEL
FOR RODNEY FREY**

Being a parcel of land situated in part of Outlot 179 of the Original Plat of the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone marking the intersection of the centerlines of Wyandot Avenue and Warpole Street;

thence on an assumed bearing of S 00° 10' 49" E along the centerline of said Warpole Street a distance of 175.50 feet to a set MAG nail, referenced by a set iron rod situated N 89° 46' 10" E a distance of 21.63 feet;

thence N 89° 46' 10" E and along the south line of two parcels of land now or formerly owned by B. Giacalone and R. & K. Frey a distance of 92.43 feet to a set iron rod marking the southwest corner of a parcel of land now or formerly owned by K. Miller and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing the aforementioned set iron rod a distance of 21.63 feet;

thence continuing N 89° 46' 10" E along said K. Miller parcel a distance of 46.72 feet to a point marking the west line of Outlot #180, referenced by a found iron pipe situated S 72° 58' 41" E a distance of 0.16 feet;

thence S 00° 10' 49" E along the west line of said Outlot #180 a distance of 24.00 feet to a point marking the north line of a parcel of land now or formerly owned by D. Miller, referenced by a found iron pipe situated S 69° 17' 23" E a distance of 0.20 feet;

thence S 89° 46' 10" W along the north line of said D. Miller parcel a distance of 46.72 feet to a set iron rod;

thence N 00° 10' 49" W on a line a distance of 24.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.026 acres of land, more or less, subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

(TRACT 2)
(0.026 A)

REFERENCE SURVEY VOL. C
PAGE 1737 IN THE TAX MAP OFFICE
"2019"

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 August 2019.

Prior Deed References – OR 199, Page 2451

19089-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
N89°46'10"E DIST: 46.72
PT: 2 N: 0.1880 E: 46.7196
S0°10'49"E DIST: 24.00
PT: 3 N: -23.8119 E: 46.7951
S89°46'10"W DIST: 46.72
PT: 4 N: -23.9999 E: 0.0755
N0°10'49"W DIST: 24.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N0°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 0.026 ACRES



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