

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

**LEGAL DESCRIPTION OF A 0.608 ACRE PARCEL
FOR DIANE BEIDELSCHIES**

Being a parcel of land situated in part of Outlot #174 of the Original Plat, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a point being the southeast corner of Outlot #174 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a found iron pipe situated N 46° 31' 24" E a distance of 0.80 feet;

thence on an assumed bearing of N 90° 00' 00" W along the south line of said Outlot #174 a distance of 96.41 feet to a point marking the southeast corner of parcel #06-7042-3500-00, referenced by a found iron pipe situated N 63° 26' 18" E a distance of 0.74 feet;

thence N 00° 00' 00" E along said parcel #06-7042-3500-00 a distance of 274.57 feet to a point marking the southwest corner of a parcel of land now or formerly owned by R. and/or C. Nachbar, Trustees, referenced by a found iron pipe situated S 34° 58' 50" E a distance of 0.65 feet;

thence S 90° 00' 00" E along the south line of said R. and/or C. Nachbar, Trustees parcel and a parcel of land now or formerly owned by S. Berger, Etux. a distance of 96.41 feet to a point on the east line of said Outlot #174, referenced by a set iron rod situated S 00° 00' 00" W a distance of 2.00 feet;

thence S 00° 00' 00" W along the east line of said Outlot #174 a distance of 274.57 feet to the **POINT OF BEGINNING**, passing the aforementioned set iron rod a distance of 2.00 feet.

Containing in all 0.608 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 January 2020.

REFERENCE SURVEY VOL *C*
PAGE *1753* IN THE TAX MAP OFFICE
"2020"

Prior Deed References – OR 227, Page 385; OR 228, Page 140

19209-S



PT: 1 N: 0.0000 E: 0.0000
N90°00'00"W DIST: 96.41
PT: 2 N: 0.0000 E: -96.4100
N0°00'00"E DIST: 274.57
PT: 3 N: 274.5700 E: -96.4100
S90°00'00"E DIST: 96.41
PT: 4 N: 274.5700 E: 0.0000
S0°00'00"W DIST: 274.57
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: 0.608 ACRES



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