

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

LEGAL DESCRIPTION OF A 0.003 ACRE EASEMENT

Being a parcel of land situated in part of Lot #1 in Moran's Subdivision, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the southwest corner of Lot #2 of Moran's Subdivision;

thence on an assumed bearing of S 89° 59' 04" E along the south line of said Lot #2 a distance of 66.35 feet to a set iron rod marking the west line of Lot #1 of Moran's Subdivision;

thence S 00° 02' 26" W along the west line of said Lot #1 of Moran's Subdivision a distance of 27.00 feet to a set iron rod marking the southwest corner of a parcel of land now or formerly owned by R. Souder and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 89° 59' 04" E along the south line of said R. Souder parcel a distance of 6.00 feet to a point;

thence S 00° 02' 26" W on a line a distance of 23.00 feet to a point;

thence N 89° 59' 04" W on a line a distance of 6.00 feet to a point marking the west line of said Lot #1 of Moran's Subdivision;

thence N 00° 02' 26" E along the west line of said Lot #1 of Moran's Subdivision a distance of 23.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.003 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.

REFERENCE SURVEY VOL. C
PAGE 182 IN THE TAX MAP OFFICE

Easement (0.003A) 2021 *

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in July 2021.

Prior Deed References – OR 196, Page 2536

21079-S Easement



PT: 1 N: 0.0000 E: 0.0000
S89°59'04"E DIST: 6.00
PT: 2 N: -0.0016 E: 6.0000
S0°02'26"W DIST: 23.00
PT: 3 N: -23.0016 E: 5.9837
N89°59'04"W DIST: 6.00
PT: 4 N: -23.0000 E: -0.0163
N0°02'26"E DIST: 23.00
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: 0.003 ACRES



REFERENCE SURVEY VOL. 1812 C
PAGE 1812 IN THE TAX MAP OFFICE
"2021"

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**LEGAL DESCRIPTION OF A 0.167 ACRE PARCEL
FOR DAN LESSIG**

Being a parcel of land situated in part of Lot #1 in Moran's Subdivision, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the southwest corner of Lot #2 of Moran's Subdivision;

thence on an assumed bearing of S 89° 59' 04" E along the south line of said Lot #2 a distance of 66.35 feet to a set iron rod marking the west line of Lot #1 of Moran's Subdivision;

thence S 00° 02' 26" W along the west line of said Lot #1 of Moran's Subdivision a distance of 27.00 feet to a set iron rod marking the southwest corner of a parcel of land now or formerly owned by R. Souder and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 89° 59' 04" E along the south line of said R. Souder parcel a distance of 110.54 feet to a set MAG nail marking west right-of-way line of Summit Street referenced by a set iron rod situated S 00° 01' 57" W a distance of 65.97 feet;

thence S 00° 01' 57" W along the west right-of-way line of said Summit Street a distance of 65.97 feet to a set iron rod marking the northeast corner of a parcel of land now or formerly owned by DonJer Rentals, LLC.;

thence N 89° 59' 15" W along the north line of said DonJer Rentals, LLC. parcel a distance of 110.55 feet to a set iron rod marking the west line of said Lot #1 of Moran's Subdivision;

thence N 00° 02' 26" E along the west line of said Lot #1 of Moran's Subdivision a distance of 65.97 feet to the **POINT OF BEGINNING**.

Containing in all 0.167 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.

REFERENCE SURVEY VOL C
PAGE 1812 IN THE TAX MAP OFFICE
Tract 2 (0.167A) "2021"

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 July 2021.

Prior Deed References – OR 196, Page 2536

21079-S Tract 2



PT: 1 N: 0.0000 E: 0.0000
S89°59'04"E DIST: 110.54
PT: 2 N: -0.0300 E: 110.5400
S0°01'57"W DIST: 65.97
PT: 3 N: -66.0000 E: 110.5026
N89°59'15"W DIST: 110.55
PT: 4 N: -65.9759 E: -0.0474
N0°02'26"E DIST: 65.97
PT: 5 N: -0.0059 E: -0.0007

CLOSING BEARING/DISTANCE: N7°01'11"E DIST: 0.0059

MISCLOSURE: N: -0.0059 E: -0.0007

AREA: 0.167 ACRES



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"2021"

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**LEGAL DESCRIPTION OF A 0.142 ACRE PARCEL
FOR DAN LESSIG**

Being a parcel of land situated in part of Lot #11 and vacated O'Donnell Street in Moran's Subdivision, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the southwest corner of Lot #2 of Moran's Subdivision and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 89° 59' 04" E along the south line of said Lot #2 a distance of 66.35 feet to a set iron rod marking the west line of Lot #1 of Moran's Subdivision;

thence S 00° 02' 26" W along the west line of said Lot #1 of Moran's Subdivision a line a distance of 92.97 feet to a set iron rod marking the north line of a parcel of land now or formerly owned by DonJer Rentals, LLC, passing a set iron rod a distance of 27.00 feet;

thence N 89° 59' 15" W along the north line of said DonJer Rentals, LLC parcel a distance of 66.36 feet to a set iron rod marking the northwest corner of said DonJer Rentals, LLC parcel and the west line of Lot #11;

thence N 00° 02' 44" E along the west line of said Lot #11 and the west line of vacated O'Donnell Street to the **POINT OF BEGINNING**.

Containing in all 0.142 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 July 2021.

Prior Deed References – OR 196, Page 2536

21079-S Tract 1

REFERENCE SURVEY VOL. C

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Tract 1 (0.142A) "2021"



PT: 1 N: 0.0000 E: 0.0000
S89°59'04"E DIST: 66.35
PT: 2 N: -0.0180 E: 66.3500
S0°02'26"W DIST: 92.97
PT: 3 N: -92.9880 E: 66.2842
N89°59'15"W DIST: 66.36
PT: 4 N: -92.9735 E: -0.0758
N0°02'44"E DIST: 92.97
PT: 5 N: -0.0035 E: -0.0019

CLOSING BEARING/DISTANCE: N28°03'11"E DIST: 0.0040

MISCHLOSURE: N: -0.0035 E: -0.0019

AREA: 0.142 ACRES



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"2021"