

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

**LEGAL DESCRIPTION OF A 0.818 ACRE PARCEL
FOR SHEILA YORK ZOLL/LARRY ZOLL**

Being a parcel of land comprised of Lots #184, #185, and #186 of Highland Acres Subdivision No. 2, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found pipe marking the northeast corner of said Lot #184 and the right-of-way line of Edgewood Drive and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 21° 29' 56" E along the east line of said Lot #184 a distance of 155.35 feet to a point, referenced by a found iron rod situated S 69° 32' 08" E a distance of 2.29 feet;

thence S 74° 00' 25" W along the south line of said Lot #184 a distance of 98.00 feet to the southeast corner of said Lot #185, referenced by a found rod situated S 76° 47' 10" E a distance of 2.60 feet;

thence N 86° 04' 12" W along the south line of said Lot #185 a distance of 110.04 feet to a found iron pipe marking the southeast corner of Lot #186;

thence N 86° 20' 08" W along said Lot #186 a distance of 26.06 feet to a found iron pipe marking a corner of said Lot #186;

thence N 43° 22' 34" W along said Lot #186 a distance of 94.98 feet to found iron pipe marking the southwest corner of said Lot #186;

thence N 41° 02' 13" E along the west line of said Lot #186 a distance of 129.97 feet to a found iron pipe marking northwest corner of said Lot #186 and the right-of-way line of said Edgewood Drive;

thence along the north line of said Lots #184, #185 and #186 and the right-of-way line of said Edgewood Drive on a curve to the left a distance of 164.70 feet, having a chord of 153.04 feet and a chord bearing of S 88° 13' 37" E to the **POINT OF BEGINNING**.

Containing in all 0.818 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 November 2021.

Prior Deed References – OR 249, Page 2010; OR 257, Page 2327.

21158-S Combination: Lots #184 - #186



PT: 1 N: 0.0000 E: 0.0000
S21°29'56"E DIST: 155.35
PT: 2 N: -144.5415 E: 56.9332
S74°00'25"W DIST: 98.00
PT: 3 N: -171.5425 E: -37.2738
N86°04'12"W DIST: 110.04
PT: 4 N: -164.0006 E: -147.0550
N86°20'08"W DIST: 26.06
PT: 5 N: -162.3351 E: -173.0617
N43°22'34"W DIST: 94.98
PT: 6 N: -93.2978 E: -238.2925
N41°02'13"E DIST: 129.97
PT: 7 N: 4.7368 E: -152.9613
DELTA = 75°29'28", R = 125.00', L = 164.70, CH = 153.04, CHD. BRG. = S88°13'37"E
PT: 8 N: 0.0016 E: 0.0054

CLOSING BEARING/DISTANCE: S73°11'02"W DIST: 0.0057

MISCLOSURE: N: 0.0016 E: 0.0054

AREA: 0.818 ACRES



REFERENCE SURVEY VOL 1828
PAGE 1828 IN THE TAX MAP OFFICE

"2021"