

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

**LEGAL DESCRIPTION OF A 0.042 ACRE PARCEL
FOR JON ZIMMERMAN**

Being a parcel of land situated in part of Lot #2 of Wood Subdivision, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a point being the southwest corner of said Lot #2 and being the **POINT OF BEGINNING** of the hereinafter described parcel, referenced by a set iron rod situated N 01° 26' 42" E a distance of 10.00 feet;

thence on an assumed bearing of N 01° 26' 42" E along the west line of said Lot #2 a distance of 10.00 feet to the aforementioned set iron rod;

thence S 88° 33' 06" E on a line a distance of 184.28 feet to a set iron rod marking the east line of said Lot #2;

thence along the easterly line of said Lot #2 on a curve to the left a distance of 10.00 feet, having a chord of 10.00 feet and a chord bearing of S 02° 22' 44" W to the southeast corner of said Lot #2, referenced by the aforementioned set iron rod situated N 02° 22' 44" E a distance of 10.00 feet;

thence N 88° 33' 06" W along the south line of said Lot #2 a distance of 184.11 feet to the **POINT OF BEGINNING**.

Containing in all 0.042 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 March 2022.

Prior Deed References – OR 232, Page 1949

21220-S

REFERENCE SURVEY VOL C
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PT: 1 N: 0.0000 E: 0.0000
N1°26'42"E DIST: 10.00
PT: 2 N: 9.9968 E: 0.2522
S88°33'06"E DIST: 184.28
PT: 3 N: 5.3391 E: 184.4733
DELTA = 1°52'10", R = 306.48, L = 10.00, CHORD = 10.00, CHD. BRG. = S2°22'44"W
PT: 5 N: -4.6523 E: 184.0582
N88°33'06"W DIST: 184.11
PT: 6 N: 0.0011 E: 0.0070

CLOSING BEARING/DISTANCE: S80°47'51"W DIST: 0.0071

MISCLOSURE: N: 0.0011 E: 0.0070

AREA: 0.042 ACRES



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