

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

**LEGAL DESCRIPTION OF A 0.180 ACRE PARCEL
FOR JAY MCCLAIN**

Being a parcel of land situated in part of the Southwest Quarter of Section 32, T-2-S, R-14-E, 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 #4 of M. Berry's Addition and the east right-of-way line of S. Seventh Street;

thence on an assumed bearing of S 00° 01' 18" W along the east right-of-way line of said S. Seventh Street a distance of 53.50 feet to a set iron rod marking the southwest corner of an 8 foot wide alley and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 89° 48' 33" E along said 8 foot wide alley a distance of 66.25 feet to a set iron rod marking a corner of said 8 foot wide alley;

thence N 00° 01' 18" E along said 8 foot wide alley a distance of 45.50 feet to a set iron rod marking a corner of said 8 foot wide alley;

thence S 89° 48' 33" E along said 8 foot wide alley a distance of 114.77 feet to a set iron rod marking the west line of a parcel of land now or formerly owned by D. Swartz;

thence S 00° 04' 03" W along said D. Swartz parcel a distance of 60.00 feet to set iron rod marking a corner of a parcel of land now or formerly owned by R. & S. Howard, Trustees;

thence N 89° 48' 33" W along said R. & S. Howard, Trustees parcel a distance of 180.97 feet to a set iron rod marking the east right-of-way line of said S. Seventh Street;

thence N 00° 01' 18" E along the east right-of-way line of said S. Seventh Street a distance of 14.50 feet to the **POINT OF BEGINNING**.

Containing in all 0.180 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 September 2023.

Prior Deed References – DV 208, Page 825, OR 112, Page 1034

23100-S



PT: 1 N: 0.0000 E: 0.0000
S89°48'33"E DIST: 66.25
PT: 2 N: -0.2207 E: 66.2496
N0°01'18"E DIST: 45.50
PT: 3 N: 45.2793 E: 66.2668
S89°48'33"E DIST: 114.77
PT: 4 N: 44.8971 E: 181.0362
S0°04'03"W DIST: 60.00
PT: 5 N: -15.1029 E: 180.9655
N89°48'33"W DIST: 180.97
PT: 6 N: -14.5001 E: -0.0035
N0°01'18"E DIST: 14.50
PT: 7 N: -0.0001 E: 0.0020

CLOSING BEARING/DISTANCE: N86°18'36"W DIST: 0.0020

MISCLOSURE: N: -0.0001 E: 0.0020

AREA: 0.180 ACRES



REFERENCE SURVEY VOL. C

PAGE 1881 IN THE TAX MAP OFFICE

"2023"

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

**LEGAL DESCRIPTION OF A 0.088 ACRE INGRESS/EGRESS EASEMENT
FOR JAY MCCLAIN**

Being a parcel of land situated in part of the Southwest Quarter of Section 32, T-2-S, R-14-E, 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 #4 of M. Berry's Addition and the east right-of-way line of S. Seventh Street;

thence on an assumed bearing of S 00° 01' 18" W along the east right-of-way line of said S. Seventh Street a distance of 53.50 feet to a set iron rod marking the southwest corner of an 8 foot wide alley and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 89° 48' 33" E along said 8 foot wide alley a distance of 66.25 feet to a set iron rod marking a corner of said 8 foot wide alley;

thence N 00° 01' 18" E along said 8 foot wide alley a distance of 45.50 feet to a set iron rod marking a corner of said 8 foot wide alley;

thence S 89° 48' 33" E along said 8 foot wide alley a distance of 114.77 feet to a set iron rod marking the west line of a parcel of land now or formerly owned by D. Swartz;

thence S 00° 04' 03" W along said D. Swartz parcel a distance of 13.00 feet to a point;

thence N 89° 48' 33" W on a line a distance of 85.00 feet to a point;

thence S 00° 01' 18" W on a line a distance of 47.00 feet to a point marking the north line of a parcel of land now or formerly owned by R. & S. Howard, Trustees;

thence N 89° 48' 33" W on a line a distance of 96.00 feet to a to the east right of way line of said S. Seventh Street;

thence N 00° 01' 18" E along the east right-of-way line of said S. Seventh Street a distance of 14.50 feet to the **POINT OF BEGINNING**.

Containing in all 0.088 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 September 2023.

Prior Deed References – DV 208, Page 825, OR 112, Page 1034

23100-S Easement



PT: 1 N: 0.0000 E: 0.0000
S89°48'33"E DIST: 66.25✓
PT: 2 N: -0.2207 E: 66.2496
N0°01'18"E DIST: 45.50✓
PT: 3 N: 45.2793 E: 66.2668
S89°48'33"E DIST: 114.77✓
PT: 4 N: 44.8971 E: 181.0362
S0°04'03"W DIST: 13.00✓
PT: 5 N: 31.8971 E: 181.0209
N89°48'33"W DIST: 85.00
PT: 6 N: 32.1802 E: 96.0214
S0°01'18"W DIST: 47.00
PT: 7 N: -14.8198 E: 96.0036
N89°48'33"W DIST: 96.00
PT: 8 N: -14.5001 E: 0.0041
N0°01'18"E DIST: 14.50
PT: 9 N: -0.0001 E: 0.0096

CLOSING BEARING/DISTANCE: N89°39'03"W DIST: 0.0096

MISCLOSURE: N: -0.0001 E: 0.0096

AREA: 0.088 ACRES



REFERENCE SURVEY VOL. C
PAGE 1881 IN THE TAX MAP OFFICE

"2023" Easement