

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

**LEGAL DESCRIPTION OF A 0.070 ACRE PARCEL
FOR AHDS PROPERTIES LLC**

Being a parcel of land situated in part of Joseph Frederick's Addition, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the northeast corner of Lot #11 of Joseph Frederick's Addition and the south line of a 33 foot wide Street;

thence on an assumed bearing of N 00° 00' 22" W on a line a distance of 16.50 feet to a set iron rod marking the centerline of said Street and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence S 89° 36' 03" W along the centerline of said Street a distance of 184.24 feet to a set iron rod marking the east line of a parcel of land now or formerly owned by CSX Transportation;

thence N 00° 07' 28" E along said CSX Transportation parcel a distance of 16.50 feet to a set iron rod marking the south line of Lot #14 of Joseph Frederick's Addition and the north line of said 33 foot wide Street;

thence N 89° 36' 03" E along the south line of Lot #14 and the north line of said Street a distance of 184.20 feet to a set iron rod marking the southeast corner of said Lot #14;

thence S 00° 00' 22" E on a line a distance of 16.50 feet to the **POINT OF BEGINNING**.

Containing in all 0.070 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 October 2023.

Prior Deed References – OR 6, Page 951

Prior Plat Reference – Cabinet A, Slide 50

23145-S Tract 1 and Easement A



REFERENCE SURVEY VOL. _____
PAGE _____ IN THE TAX MAP OFFICE

PT: 1 N: 0.0000 E: 0.0000
S89°36'03"W DIST: 184.24
PT: 2 N: -1.2835 E: -184.2355
N0°07'28"E DIST: 16.50
PT: 3 N: 15.2164 E: -184.1997
N89°36'03"E DIST: 184.20
PT: 4 N: 16.4997 E: -0.0042
S0°00'22"E DIST: 16.50
PT: 5 N: -0.0003 E: -0.0024

CLOSING BEARING/DISTANCE: N82°28'10"E DIST: 0.0024

MISCHLOSURE: N: -0.0003 E: -0.0024

AREA: 0.070 ACRES



REFERENCE SURVEY VOL. 1886
PAGE 1 IN THE TAX MAP OFFICE
"2023" Tract 1

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Commencing at a set iron rod marking the northeast corner of Lot #11 of Joseph Frederick's Addition and the south line of a 33 feet wide Street and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 89° 36' 03" W along the north line of said Lot #11 of Joseph Frederick's Addition and the south line of said Street a distance of 184.28 feet to a found railroad tie post marking the west line of a parcel of land now or formerly owned by CSX Transportation, referenced by a set iron rod situated N 00° 07' 28" E a distance of 16.50 feet;

thence N 00° 07' 28" E along said CSX Transportation parcel a distance of 16.50 feet to a set iron rod marking the centerline of said 33 foot wide Street;

thence N 89° 36' 03" E along the centerline of said Street a distance of 184.24 feet to a set iron rod;

thence S 00° 00' 22" E on a line a distance of 16.50 feet to the **POINT OF BEGINNING**.

Containing in all 0.070 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 October 2023.

Prior Deed References – OR 281, Page 829

Prior Plat References – Cabinet A, Slide 50

23145-S Tract 2 and Easement B



REFERENCE SURVEY VOL. C
PAGE 1886 IN THE TAX MAP OFFICE
"2023" Tract 2

PT: 1 N: 0.0000 E: 0.0000
S89°36'03"W DIST: 184.28
PT: 2 N: -1.2838 E: -184.2755
N0°07'28"E DIST: 16.50
PT: 3 N: 15.2161 E: -184.2397
N89°36'03"E DIST: 184.24
PT: 4 N: 16.4997 E: -0.0042
S0°00'22"E DIST: 16.50
PT: 5 N: -0.0003 E: -0.0024

CLOSING BEARING/DISTANCE: N82°28'10"E DIST: 0.0024

MISCLOSURE: N: -0.0003 E: -0.0024

AREA: 0.070 ACRES



REFERENCE SURVEY VOL. C
PAGE 1884 IN THE TAX MAP OFFICE

•2023• Tract 2