

LEGAL DESCRIPTION

Pt. of Lot 3 of Rossel's 2nd Subdivision,
City of Upper Sandusky, Wyandot County
State of Ohio

PARCEL 'B'

0.122 Acres

Situated in the City of Upper Sandusky, County of Wyandot, State of Ohio and being a part of Lot 3 of Rossel's 2nd Subdivision as Recorded in Plat Book 4 Page 28, Cabinet A-Slide 488, a Parcel of Land bounded and described as follows:

Commencing at a 3/4 inch Capped Pipe found marking the southeast corner of Lot 3 of said Rossel's 2nd Subdivision, also being the northeast corner of Lot 4 of said Subdivision;

Thence along the east line of said Lot 3, also being the west Right-of-Way of Chestnut Drive (50' R/W), N 00°35'51" E, a distance of 46.77 feet to a 5/8 inch Capped Rebar Set and being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described;

Thence along a new division line thru said Lot 3, N 89°29'33" W, a distance of 120.08 feet to a 5/8 inch Capped Rebar Set on the west line of Lot 3 of Rossel's 2nd Subdivision. Said new division line is intended to be on and along the common wall line as it passes through Crow Condominium Unit 708-A and 708-B;

Thence along the west line of Lot 3 of said Subdivision, also being the east line of Rossel's 1st Subdivision, N 00°35'51" E, a distance of 44.85 feet to a 5/8 inch Rebar found marking the northwest corner of Lot 3 of said Rossel's 2nd Subdivision, also being the southwest corner of Lot 2 of said Subdivision;

Thence along the common line of Lots 2 and 3 of said Subdivision, S 88°55'31" E, a distance of 120.08 feet to a 5/8 inch Rebar found marking the Northeast corner of Lot 3 and the southeast corner of Lot 2 of said Subdivision.

Thence along the east line of said Lot 3, also being the west Right-of-Way of Chestnut Drive (50' R/W), S 00°35'51" W, a distance of 43.66 feet to the PRINCIPAL POINT OF BEGINNING,

Containing 0.122 Acres of land, more or less, all being subject to any prior easements of record or otherwise.

Bearings are based on the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011). Distances referenced are ground distances.

Where described above, all 5/8 inch Capped Rebar Set are 30 inches in length, with an orange plastic cap stamped 'VHHA #8159' placed on top.

LEGAL DESCRIPTION

Pt. of Lot 3 of Rossel's 2nd Subdivision,
City of Upper Sandusky, Wyandot County
State of Ohio
0.122 Acres

PARCEL 'B'

(Cont.)

This description was prepared in accordance with a Field Survey performed in November 2023 and prepared by Daniel R. Stone, Registered Surveyor #8159, 3200 N. Main Street, Findlay, Ohio, 45840.

Date: 20. Dec. 2023



Survey and Legal Description by:

Daniel R. Stone

Daniel R. Stone, P.E., P.S.
Ohio Registered Surveyor #8159

MAPCHECK

For: Eastman & Smith

Pt. Lot 3 of Rossel's 2nd Subdivision,
City of Upper Sandusky, Wyandot County
State of Ohio

PARCEL 'B'

Mapcheck 2: Parcel B
Closure Summary

Precision, 1 part in: 78221.614'

Error distance: 0.004'

Error direction: N72°20'57.8"W

Area: 0.122 acres

Square area: 5314.030

Point of Beginning

Side 1: Line

Direction: N89°29'33.0"W

Distance: 120.080'

Side 2: Line

Direction: N00°35'51.0"E

Distance: 44.850'

Side 3: Line

Direction: S88°55'31.0"E

Distance: 120.080'

Side 4: Line

Direction: S00°35'51.0"W

Distance: 43.660'

REFERENCE SURVEY VOL. C
PAGE 1891 IN THE TAX MAP OFFICE
1"2024" Parcel B (0.122±)



Daniel R. Stone

MAPCHECK
For: Eastman & Smith

Pt. Lot 3 of Rossel's 2nd Subdivision,
City of Upper Sandusky, Wyandot County
State of Ohio

UNIT 'B'

Mapcheck 3: Unit B

Closure Summary

Precision, 1 part in: 196600000.000'

Error distance: 0.000'

Error direction: S 75°57'49.5" E

Area: 0.043 acres

Square area: 1876.400

Perimeter: 196.600'

REFERENCE SURVEY VOL. C
PAGE 1891 IN THE TAX MAP OFFICE
"2024" Unit B (0.043A)

Point of Beginning

Side 1: Line

Direction:

N89°29'33.0"W

Distance:

50.200'

Side 2: Line

Direction:

N00°30'27.0"E

Distance:

13.600'

Side 3: Line

Direction:

N89°29'33.0"W

Distance:

2.000'

Side 4: Line

Direction:

N00°30'27.0"E

Distance:

14.000'

Side 5: Line

Direction:

N89°29'33.0"W

Distance:

4.000'

Side 6: Line

Direction:

N00°30'27.0"E

Distance:

10.500'

Side 7: Line

Direction:

S89°29'33.0"E

Distance:

16.600'

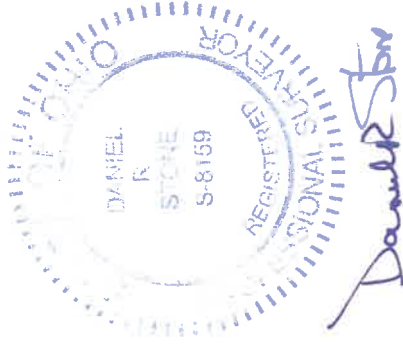
Side 8: Line

Direction:

S00°30'27.0"W

Distance:

2.000'



December 21, 2023
20470 / Unit B.doc
1 of 2

MAPCHECK
For: Eastman & Smith

Pt. Lot 3 of Rossel's 2nd Subdivision,
City of Upper Sandusky, Wyandot County
State of Ohio

UNIT 'B'

Side 9: Line	
Direction:	S89°29'33.0"E
Distance:	37.700'
Side 10: Line	
Direction:	S00°30'27.0"W
Distance:	11.300'
Side 11: Line	
Direction:	N89°29'33.0"W
Distance:	4.000'
Side 12: Line	
Direction:	S00°30'27.0"W
Distance:	4.500'
Side 13: Line	
Direction:	S89°29'33.0"E
Distance:	5.900'
Side 14: Line	
Direction:	S00°30'27.0"W
Distance:	20.300'



Daniel H. Stone

LEGAL DESCRIPTION

Pt. of Lot 3 of Rossel's 2nd Subdivision,
City of Upper Sandusky, Wyandot County
State of Ohio
0.086 Acres

PARCEL 'A'

Situated in the City of Upper Sandusky, County of Wyandot, State of Ohio and being a part of Lot 3 of Rossel's 2nd Subdivision as Recorded in Plat Book 4 Page 28, Cabinet A-Slide 488, a Parcel of Land bounded and described as follows:

BEGINNING at a 3/4 inch Capped Pipe found marking the southeast corner of Lot 3 of said Rossel's 2nd Subdivision, also being the northeast corner of Lot 4 of said Subdivision and being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described;

Thence along the common line of Lots 3 and 4 of said Subdivision, N 88°55'31" W, a distance of 120.08 feet to a 5/8 inch Capped Rebar Set marking the southwest corner of Lot 3 and the northwest corner of Lot 4 of said Subdivision.

Thence along the west line of Lot 3 of said Subdivision, also being the east line of Rossel's 1st Subdivision, N 00°35'51" E, a distance of 45.58 feet to a 5/8 inch Capped Rebar Set;

Thence along a new division line thru Lot 3 of Rossel's 2nd Subdivision, S 89°29'33" E, a distance of 120.08 feet to a 5/8 inch Capped Rebar Set on the east line of said Lot 3. Said new division line is intended to be on and along the common wall line as it passes through Crow Condominium Unit 708-A and 708-B;

Thence along the east line of said Lot 3, also being the west Right-of-Way of Chestnut Drive (50' R/W), S 00°35'51" W, a distance of 46.77 feet to the PRINCIPAL POINT OF BEGINNING,

Containing 0.127 Acres of land, more or less, all being subject to any prior easements of record or otherwise.

Less and Except the following:

Situated in the City of Upper Sandusky, County of Wyandot, State of Ohio, a Parcel of Land described as follows:

Being Condo Unit 708-A of Crow Condominiums, as Recorded in Cabinet A, Slide 601-607 of the Wyandot County Recorder's Office, containing 0.041 Acres of land, more or less, and leaving after said exception, 0.086 Acres of land, more or less.

Bearings are based on the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011). Distances referenced are ground distances.

Where described above, all 5/8 inch Capped Rebar Set are 30 inches in length, with an orange plastic cap stamped 'VHHA #8159' placed on top.

Parcel A
C
REFERENCE SURVEY VOL. 1891
IN THE TAX MAP OFFICE
"2624" (0.086A)

ENGINEERING ♦ SURVEYING ♦ GPS/GIS CONSULTING
Findlay, OH ♦ 3200 N. Main Street ♦ 419-423-5630

LEGAL DESCRIPTION

Pt. of Lot 3 of Rossel's 2nd Subdivision,
City of Upper Sandusky, Wyandot County
State of Ohio
0.086 Acres

PARCEL 'A'

(Cont.)

This description was prepared in accordance with a Field Survey performed in November 2023 and prepared by Daniel R. Stone, Registered Surveyor #8159, 3200 N. Main Street, Findlay, Ohio, 45840.

Date: 21. Dec. 2023



Survey and Legal Description by:

Daniel R. Stone
Daniel R. Stone, P.E., P.S.
Ohio Registered Surveyor #8159

MAPCHECK
For: Eastman & Smith

Pt. Lot 3 of Rossel's 2nd Subdivision,
City of Upper Sandusky, Wyandot County
State of Ohio

PARCEL 'A'

Mapcheck 1: Parcel A
Closure Summary
Precision, 1 part in: 79135.512'
Error distance: 0.004'
Error direction: S72°20'57.8"E
Area: 0.127 acres
Square area: 5544.615

Point of Beginning

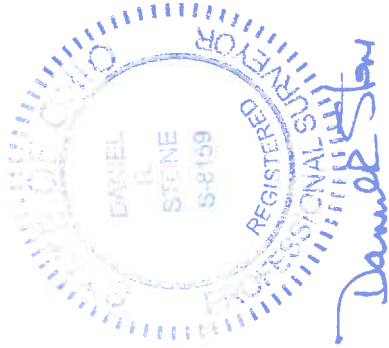
Side 1: Line
Direction: N88°55'31.0"W
Distance: 120.080'

Side 2: Line
Direction: N00°35'51.0"E
Distance: 45.580'

Side 3: Line
Direction: S89°29'33.0"E
Distance: 120.080'

Side 4: Line
Direction: S00°35'51.0"W
Distance: 46.770'

REFERENCE SURVEY VOL. C
PAGE 1891 IN THE TAX MAP OFFICE
"2024" Parcel A (0.127A)



MAPCHECK

For: Eastman & Smith

Pt. Lot 3 of Rossel’s 2nd Subdivision,
City of Upper Sandusky, Wyandot County
State of Ohio

UNIT ‘A’

Mapcheck 4: Unit A

Closure Summary

Precision, 1 part in: 189600000.000'
Error distance: 0.000'
Error direction: N00°00'00.0"E
Area: 0.041 acres
Square area: 1779.120
Perimeter: 189.600'

Point of Beginning

Side 1: Line	
Direction:	N89°29'33.0"W
Distance:	38.200'
Side 2: Line	
Direction:	N00°30'27.0"E
Distance:	8.000'
Side 3: Line	
Direction:	N89°29'33.0"W
Distance:	12.000'
Side 4: Line	
Direction:	N00°30'27.0"E
Distance:	14.700'
Side 5: Line	
Direction:	S89°29'33.0"E
Distance:	2.000'
Side 6: Line	
Direction:	N00°30'27.0"E
Distance:	13.900'
Side 7: Line	
Direction:	S89°29'33.0"E
Distance:	52.200'
Side 8: Line	
Direction:	S00°30'27.0"W
Distance:	20.900'

REFERENCE SURVEY VOL. C
PAGE 1891 IN THE TAX MAP OFFICE
"2024" Unit A (0.041A)



Daniel R Stew

MAPCHECK
For: Eastman & Smith

Pt. Lot 3 of Rossel's 2nd Subdivision,
City of Upper Sandusky, Wyandot County
State of Ohio

UNIT 'A'

Side 9: Line	
Direction:	N89°29'33.0"W
Distance:	8.000'
Side 10: Line	
Direction:	S00°30'27.0"W
Distance:	4.500'
Side 11: Line	
Direction:	S89°29'33.0"E
Distance:	4.000'
Side 12: Line	
Direction:	S00°30'27.0"W
Distance:	11.200'



Daniel K. Stone

LEGAL DESCRIPTION

Pt. of Lot 3 of Rossel's 2nd Subdivision,
City of Upper Sandusky, Wyandot County
State of Ohio
0.127 Acres

PARCEL 'A'

Situated in the City of Upper Sandusky, County of Wyandot, State of Ohio and being a part of Lot 3 of Rossel's 2nd Subdivision as Recorded in Plat Book 4 Page 28, Cabinet A-Slide 488, a Parcel of Land bounded and described as follows:

BEGINNING at a 3/4 inch Capped Pipe found marking the southeast corner of Lot 3 of said Rossel's 2nd Subdivision, also being the northeast corner of Lot 4 of said Subdivision and being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described;

Thence along the common line of Lots 3 and 4 of said Subdivision, N 88°55'31" W, a distance of 120.08 feet to a 5/8 inch Capped Rebar Set marking the southwest corner of Lot 3 and the northwest corner of Lot 4 of said Subdivision.

Thence along the west line of Lot 3 of said Subdivision, also being the east line of Rossel's 1st Subdivision, N 00°35'51" E, a distance of 45.58 feet to a 5/8 inch Capped Rebar Set;

Thence along a new division line thru Lot 3 of Rossel's 2nd Subdivision, S 89°29'33" E, a distance of 120.08 feet to a 5/8 inch Capped Rebar Set on the east line of said Lot 3. Said new division line is intended to be on and along the common wall line as it passes through Crow Condominium Unit 708-A and 708-B;

Thence along the east line of said Lot 3, also being the west Right-of-Way of Chestnut Drive (50' R/W), S 00°35'51" W, a distance of 46.77 feet to the PRINCIPAL POINT OF BEGINNING,

Containing 0.127 Acres of land, more or less, all being subject to any prior easements of record or otherwise.

Bearings are based on the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011). Distances referenced are ground distances.

Where described above, all 5/8 inch Capped Rebar Set are 30 inches in length, with an orange plastic cap stamped 'VHHA #8159' placed on top.

This description was prepared in accordance with a Field Survey performed in November 2023 and prepared by Daniel R. Stone, Registered Surveyor #8159, 3200 N. Main Street, Findlay, Ohio, 45840.

Date: 20 Dec 2023



Survey and Legal Description by:

Daniel R. Stone

Daniel R. Stone, P.E., P.S.
Ohio Registered Surveyor #8159

MAPCHECK

For: Eastman & Smith

Pt. Lot 3 of Rossel's 2nd Subdivision,
City of Upper Sandusky, Wyandot County
State of Ohio

PARCEL 'A'

Mapcheck 1: Parcel A

Closure Summary

Precision, 1 part in: 79135.512'

Error distance: 0.004'

Error direction: S72°20'57.8"E

Area: 0.127 acres

Square area: 5544.615

Point of Beginning

Side 1: Line

Direction: N88°55'31.0"W

Distance: 120.080'

Side 2: Line

Direction: N00°35'51.0"E

Distance: 45.580'

Side 3: Line

Direction: S89°29'33.0"E

Distance: 120.080'

Side 4: Line

Direction: S00°35'51.0"W

Distance: 46.770'

REFERENCE SURVEY VOL. C
PAGE 1891 IN THE TAX MAP OFFICE
"2024" Parcel A (0.127A)



MAPCHECK

For: Eastman & Smith

Pt. Lot 3 of Rossel's 2nd Subdivision,
City of Upper Sandusky, Wyandot County
State of Ohio

UNIT 'A'

Mapcheck 4: Unit A

Closure Summary

Precision, 1 part in: 189600000.000'
Error distance: 0.000'
Error direction: N00°00'00.0"E
Area: 0.041 acres
Square area: 1779.120
Perimeter: 189.600'

REFERENCE SURVEY VOL. C
PAGE 1891 IN THE TAX MAP OFFICE
"2024" Unit A (0.041A)

Point of Beginning

Side 1: Line	
Direction:	N89°29'33.0"W
Distance:	38.200'
Side 2: Line	
Direction:	N00°30'27.0"E
Distance:	8.000'
Side 3: Line	
Direction:	N89°29'33.0"W
Distance:	12.000'
Side 4: Line	
Direction:	N00°30'27.0"E
Distance:	14.700'
Side 5: Line	
Direction:	S89°29'33.0"E
Distance:	2.000'
Side 6: Line	
Direction:	N00°30'27.0"E
Distance:	13.900'
Side 7: Line	
Direction:	S89°29'33.0"E
Distance:	52.200'
Side 8: Line	
Direction:	S00°30'27.0"W
Distance:	20.900'



Daniel R. Stover

MAPCHECK
For: Eastman & Smith

Pt. Lot 3 of Rossel's 2nd Subdivision,
City of Upper Sandusky, Wyandot County
State of Ohio

UNIT 'A'

Side 9: Line	
Direction:	N89°29'33.0"W
Distance:	8.000'
Side 10: Line	
Direction:	S00°30'27.0"W
Distance:	4.500'
Side 11: Line	
Direction:	S89°29'33.0"E
Distance:	4.000'
Side 12: Line	
Direction:	S00°30'27.0"W
Distance:	11.200'



Daniel R. Stove

LEGAL DESCRIPTION

Pt. of Lot 3 of Rossel's 2nd Subdivision,
City of Upper Sandusky, Wyandot County
State of Ohio
0.079 Acres

PARCEL 'B'

Situated in the City of Upper Sandusky, County of Wyandot, State of Ohio and being a part of Lot 3 of Rossel's 2nd Subdivision as Recorded in Plat Book 4 Page 28, Cabinet A-Slide 488, a Parcel of Land bounded and described as follows:

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Thence along the east line of said Lot 3, also being the west Right-of-Way of Chestnut Drive (50' R/W), N 00°35'51" E, a distance of 46.77 feet to a 5/8 inch Capped Rebar Set and being the PRINCIPAL POINT OF BEGINNING of said Parcel to be herein described;

Thence along a new division line thru said Lot 3, N 89°29'33" W, a distance of 120.08 feet to a 5/8 inch Capped Rebar Set on the west line of Lot 3 of Rossel's 2nd Subdivision. Said new division line is intended to be on and along the common wall line as it passes through Crow Condominium Unit 708-A and 708-B;

Thence along the west line of Lot 3 of said Subdivision, also being the east line of Rossel's 1st Subdivision, N 00°35'51" E, a distance of 44.85 feet to a 5/8 inch Rebar found marking the northwest corner of Lot 3 of said Rossel's 2nd Subdivision, also being the southwest corner of Lot 2 of said Subdivision;

Thence along the common line of Lots 2 and 3 of said Subdivision, S 88°55'31" E, a distance of 120.08 feet to a 5/8 inch Rebar found marking the Northeast corner of Lot 3 and the southeast corner of Lot 2 of said Subdivision.

Thence along the east line of said Lot 3, also being the west Right-of-Way of Chestnut Drive (50' R/W), S 00°35'51" W, a distance of 43.66 feet to the PRINCIPAL POINT OF BEGINNING,

Containing 0.122 Acres of land, more or less, all being subject to any prior easements of record or otherwise.

Less and Except the following:

Situated in the City of Upper Sandusky, County of Wyandot, State of Ohio, a Parcel of Land described as follows:

Being Condo Unit 708-B of Crow Condominiums, as Recorded in Cabinet A, Slide 601-607 of the Wyandot County Recorder's Office, containing 0.043 Acres of land, more or less, and leaving after said exception, 0.079 Acres of land, more or less.

Bearings are based on the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011). Distances referenced are ground distances.

Where described above, all 5/8 inch Capped Rebar Set are 30 inches in length, with an orange plastic cap stamped 'VHHA #8159' placed on top.

ENGINEERING ♦ SURVEYING ♦ GPS/GIS CONSULTING
Findlay, OH ♦ 3200 N. Main Street ♦ 419-423-5630

LEGAL DESCRIPTION

Pt. of Lot 3 of Rossel's 2nd Subdivision,
City of Upper Sandusky, Wyandot County
State of Ohio
0.079 Acres

PARCEL 'B'

(Cont.)

This description was prepared in accordance with a Field Survey performed in November 2023 and prepared by Daniel R. Stone, Registered Surveyor #8159, 3200 N. Main Street, Findlay, Ohio, 45840.

Date: 21. Dec. 2023



Survey and Legal Description by:

Daniel R. Stone
Daniel R. Stone, P.E., P.S.
Ohio Registered Surveyor #8159

MAPCHECK

For: Eastman & Smith

Pt. Lot 3 of Rossel's 2nd Subdivision,
City of Upper Sandusky, Wyandot County
State of Ohio

PARCEL 'B'

Mapcheck 2: Parcel B

Closure Summary

Precision, 1 part in: 78221.614'

Error distance: 0.004'

Error direction: N72°20'57.8"W

Area: 0.122 acres

Square area: 5314.030

Point of Beginning

Side 1: Line

Direction: N89°29'33.0"W

Distance: 120.080'

Side 2: Line

Direction: N00°35'51.0"E

Distance: 44.850'

Side 3: Line

Direction: S88°55'31.0"E

Distance: 120.080'

Side 4: Line

Direction: S00°35'51.0"W

Distance: 43.660'

REFERENCE SURVEY VOL. C

PAGE 1891 IN THE TAX MAP OFFICE

11/20/24 Parcel B (0.122+)



Daniel F. Stone

MAPCHECK
For: Eastman & Smith

Pt. Lot 3 of Rossel's 2nd Subdivision,
City of Upper Sandusky, Wyandot County
State of Ohio

UNIT 'B'

Mapcheck 3: Unit B
Closure Summary

Precision, 1 part in: 196600000.000'
Error distance: 0.000'
Error direction: S 75°57'49.5" E
Area: 0.043 acres
Square area: 1876.400
Perimeter: 196.600'

REFERENCE SURVEY VOL. C
PAGE 1891 IN THE TAX MAP OFFICE
11-2024 Unit B (0.043A)

Point of Beginning

Side 1: Line	
Direction:	N89°29'33.0"W
Distance:	50.200'
Side 2: Line	
Direction:	N00°30'27.0"E
Distance:	13.600'
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Direction:	N89°29'33.0"W
Distance:	2.000'
Side 4: Line	
Direction:	N00°30'27.0"E
Distance:	14.000'
Side 5: Line	
Direction:	N89°29'33.0"W
Distance:	4.000'
Side 6: Line	
Direction:	N00°30'27.0"E
Distance:	10.500'
Side 7: Line	
Direction:	S89°29'33.0"E
Distance:	16.600'
Side 8: Line	
Direction:	S00°30'27.0"W
Distance:	2.000'



December 21, 2023
20470 / Unit B.doc
1 of 2

MAPCHECK

For: Eastman & Smith

Pt. Lot 3 of Rossel's 2nd Subdivision,
City of Upper Sandusky, Wyandot County
State of Ohio

UNIT 'B'

Side 9: Line	
Direction:	S89°29'33.0"E
Distance:	37.700'
Side 10: Line	
Direction:	S00°30'27.0"W
Distance:	11.300'
Side 11: Line	
Direction:	N89°29'33.0"W
Distance:	4.000'
Side 12: Line	
Direction:	S00°30'27.0"W
Distance:	4.500'
Side 13: Line	
Direction:	S89°29'33.0"E
Distance:	5.900'
Side 14: Line	
Direction:	S00°30'27.0"W
Distance:	20.300'



Daniel K. Stone