

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

**LEGAL DESCRIPTION OF A 0.109 ACRE PARCEL
FOR ROSALIE WOOD**

Being a parcel of land situated in part of the Northwest Quarter of Section 33, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section;

thence on an assumed bearing of N 88° 33' 23" W along the north line of said Section a distance of 448.80 feet to a set iron rod marking the northwesterly corner of a parcel of land currently owned by Monte W. Southward and being the **POINT OF BEGINNING**, passing a set iron rod a distance of 224.40 feet;

thence S 01° 33' 09" W a distance of 610.11 feet to a set iron rod;

thence S 09° 17' 18" E a distance of 171.51 feet to a set MAG nail on the centerline of E. Wyandot Avenue (AKA: United States Route 30), passing a set iron rod a distance of 121.25 feet;

thence S 74° 53' 48" W along said centerline a distance of 38.60 feet to a set MAG nail marking the southeast corner of said Southward parcel;

thence N 01° 53' 41" E along the easterly line of said parcel a distance of 789.64 feet to the **POINT OF BEGINNING**;

Containing in all 0.109 acre of land, more or less, of which 0.039 acre, more or less, is currently contained within the right-of-way of E. Wyandot Avenue (AKA: United States Route 30). 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 April, 1999.

Prior Deed Reference – Volume 169, Page 128.

(PARCEL 2)
(0.109 A)

99049-S (087)
Parcel #2

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

**LEGAL DESCRIPTION OF A 3.854 ACRE PARCEL
FOR ROSALIE WOOD**

Being a parcel of land situated in part of the Northwest Quarter of Section 33, T-2-S, R-14-E, in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found stone in a monument box marking the North Quarter Post of said Section;

thence on an assumed bearing of N 88° 33' 23" W along the north line of said Section a distance of 224.40 feet to a set iron rod marking the northwesterly corner of a parcel of land currently owned by Danny L. Southward, et al, and being the **POINT OF BEGINNING**;

thence S 02° 21' 33" W along a westerly line of said parcel a distance of 457.86 feet to a set iron rod;

thence S 67° 12' 18" W along a westerly line of said parcel a distance of 24.99 feet to a found 1" diameter iron pipe;

thence S 17° 10' 00" E along a westerly line of said parcel a distance of 251.30 feet to a set MAG nail on the centerline of E. Wyandot Avenue (AKA: United States Route 30), passing a found 1" diameter iron pipe a distance of 201.74 feet;

thence S 74° 53' 48" W along said centerline a distance of 254.24 feet to a set MAG nail;

thence N 09° 17' 18" W a distance of 171.51 feet to a set iron rod, passing a set iron rod a distance of 50.26 feet;

thence N 01° 33' 09" E a distance of 610.11 feet to a set iron rod on the north line of said section;

thence S 88° 33' 23" E along said section line a distance of 224.40 feet to the **POINT OF BEGINNING**.

Containing in all 3.854 acres of land, more or less, of which 0.296 acre, more or less, is currently contained within the right-of-way of E. Wyandot Avenue (AKA: United States Route 30). 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 April, 1999.

Prior Deed Reference – Volume 169, Page 128.

99049-S (087)

Parcel #1