

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

LEGAL DESCRIPTION OF A 0.472 ACRE PARCEL
FOR CHRISTINE BAUER

Being a parcel of land situated in part of the Northwest Quarter of Section 5, T-3-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 center of said northwest quarter;

thence on an assumed bearing of N 89° 39' 15" E along the centerline of High Street/County Highway 55, passing a set MAG nail a distance of 51.98 feet, a total distance of 576.22 feet to a set MAG nail and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 00° 20' 45" W a distance of 20.00 feet;

thence continuing N 89° 39' 15" E along the original centerline of High Street/County Highway 55 a distance of 672.72 feet to a found iron rod on the bank of the Sandusky River;

thence S 53° 05' 41" W along the bank of the Sandusky River a distance of 141.77 feet to a set drill hole in concrete on the centerline of the existing bridge over the Sandusky River;

thence along the centerline of County Highway 55 (as improved) an arc distance of 567.22 feet on a curve to the left having a radius of 1934.00 feet a chord of 565.19 feet and a chord bearing of N 81° 45' 10" W to the **POINT OF BEGINNING**.

Containing in all 0.472 acre of land, more or less, of which 0.181 acre, more or less, is currently contained within highway right-of-ways. 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, 2005.

Prior Deed Reference – Volume 182, Page 663; Volume 190, Page 813.

05142-S

Tract 2

REFERENCE SURVEY VOL. Δ
PAGE 275 IN THE TAX MAP OFFICE

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

**LEGAL DESCRIPTION OF A 30.759 ACRE PARCEL
FOR CHRISTINE BAUER**

Being a parcel of land situated in part of the Southwest and Northwest Quarters of Section 5, T-3-S, R-14-E, partially located in Crane Township and partially located within the Corporation of the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a set MAG nail marking the intersection of the centerline of State Route 199 and the east-west half section line of said Section 5 and being the **POINT OF BEGINNING**, referenced by a set iron rod situated N 89° 43' 33" W a distance of 72.44 feet;

thence on an assumed bearing of S 25° 54' 50" E along the centerline of State Route 199 a distance of 1189.17 feet to a set MAG nail marking the northeast corner of a parcel of land currently owned by T. M. Reber, et al, Trustees;

thence N 89° 50' 20" W along the north line of said T. M. Reber, et al, Trustees parcel a distance of 1194.81 feet to a set iron rod on the east line of a parcel of land currently owned by L. McConnell Trust, passing a set iron rod a distance of 66.80 feet;

thence N 00° 47' 40" W along the east line of said McConnell Trust parcel and the east line of a parcel of land currently owned by M. J. Riley and M. M. Rife a distance of 1506.70 feet to a found iron rod on the south line of Peters Cemetery;

thence S 89° 43' 34" E along the south line of said Peters Cemetery a distance of 113.31 feet to a set iron rod marking the southeast corner of said Peters Cemetery;

thence N 00° 14' 10" W along the east line of said Peters Cemetery a distance of 165.00 feet to a found iron rod marking a corner of a parcel of land currently owned by G. Snow, et vir (northeast corner Peters Cemetery);

thence N 55° 06' 30" E along the south line of said Snow parcel a distance of 263.65 feet to a set MAG nail on the centerline of State Route 199, passing a set iron rod a distance of 202.91 feet;

thence S 25° 54' 50" E along said centerline a distance of 840.05 feet to the **POINT OF BEGINNING**.

Containing in all 30.759 acres of land, more or less, of which 2.803 acre, more or less, is currently contained within highway right-of-ways. The above described property being subject to all legal highways and easements of record.

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Tract 1

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thence continuing N 89° 39' 15" E along the original centerline of High Street/County Highway 55 a distance of 672.72 feet to a found iron rod on the bank of the Sandusky River;

thence S 53° 05' 41" W along the bank of the Sandusky River a distance of 141.77 feet to a set drill hole in concrete on the centerline of the existing bridge over the Sandusky River;

thence along the centerline of County Highway 55 (as improved) an arc distance of 567.22 feet on a curve to the left having a radius of 1934.00 feet a chord of 565.19 feet and a chord bearing of N 81° 45' 10" W to the **POINT OF BEGINNING**.

Containing in all 0.472 acre of land, more or less, of which 0.181 acre, more or less, is currently contained within highway right-of-ways. The above described property being subject to all legal highways and easements of record.

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05142-S

(TRACT 2)

Tract 2

(0.472 A)

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thence N 89° 50' 20" W along the north line of said T. M. Reber, et al, Trustees parcel a distance of 1194.81 feet to a set iron rod on the east line of a parcel of land currently owned by L. McConnell Trust, passing a set iron rod a distance of 66.80 feet;

thence N 00° 47' 40" W along the east line of said McConnell Trust parcel and the east line of a parcel of land currently owned by M. J. Riley and M. M. Rife a distance of 1506.70 feet to a found iron rod on the south line of Peters Cemetery;

thence S 89° 43' 34" E along the south line of said Peters Cemetery a distance of 113.31 feet to a set iron rod marking the southeast corner of said Peters Cemetery;

thence N 00° 14' 10" W along the east line of said Peters Cemetery a distance of 165.00 feet to a found iron rod marking a corner of a parcel of land currently owned by G. Snow, et vir (northeast corner Peters Cemetery);

thence N 55° 06' 30" E along the south line of said Snow parcel a distance of 263.65 feet to a set MAG nail on the centerline of State Route 199, passing a set iron rod a distance of 202.91 feet;

thence S 25° 54' 50" E along said centerline a distance of 840.05 feet to the **POINT OF BEGINNING**.

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