

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

**LEGAL DESCRIPTION OF A 20 FOOT WIDE WATERLINE EASEMENT
FOR THE CITY OF UPPER SANDUSKY**

Being a parcel of land situated in part of the Southeast and Southwest Quarters of Section 32, T-2-S, R-14-E, Lands in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the northeast corner of Lot #3 of Orchard Hill Subdivision;

thence on an assumed bearing S 89° 53' 46" W along the north line of said Lot #3 of Orchard Hill Subdivision a distance of 18.15 feet to a set iron rod;

thence N 01° 21' 59" W on a line a distance of 4.96 feet to a set iron rod;

thence N 33° 24' 41" E on a line a distance of 189.74 feet to a set iron rod;

thence N 12° 54' 45" E on a line a distance of 236.86 feet to a set iron rod;

thence N 48° 35' 45" W on a line a distance of 138.41 feet to a set iron rod;

thence N 25° 51' 47" W on a line a distance of 114.91 feet to a set iron rod;

thence N 70° 06' 37" W on a line a distance of 142.50 feet to a set iron rod;

thence S 89° 24' 01" W on a line a distance of 100.00 feet to a set iron rod;

thence N 65° 31' 52" W on a line a distance of 54.56 feet to a set iron rod;

thence S 89° 49' 58" W on a line a distance of 143.70 feet to a set iron rod;

thence N 63° 51' 11" W on a line a distance of 187.42 feet to a set iron rod;

thence N 29° 37' 07" W on a line a distance of 102.28 feet to a set iron rod marking the east line of Lot #12 of Brinkerhoff's Addition to the City of Upper Sandusky;

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thence N 00° 02' 59" W along the east line of said Lot #12 of Brinkerhoff's Addition a distance of 162.43 feet to the **POINT OF BEGINNING** of a 20.00 foot wide waterline easement centered on the following described line:

thence S 80° 14' 46" E on a line a distance of 1112.12 feet to the low water line of the left bank of the Sandusky River said left bank being the point of terminus of said easement.

Bearings are assumed and are for angular measurement only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in March 2019.

This easement is illustrated on the plat of said survey and performed for the City of Upper Sandusky, Ohio.

19020-S Waterline Easement



KOEHLER SURVEYING, INC.
P.O. BOX 28
UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 28.672 ACRE PARCEL
FOR THE CITY OF UPPER SANDUSKY**

Being a parcel of land situated in part of the Southeast and Southwest Quarters of Section 32, T-2-S, R-14-E and part of the Northeast and Northwest Quarters of Section 5, T-3-S, R-14-E, Lands in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the northeast corner of Lot #3 of Orchard Hill Subdivision and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing S 89° 53' 46" W along the north line of said Lot #3 of Orchard Hill Subdivision a distance of 18.15 feet to a set iron rod;

thence N 01° 21' 59" W on a line a distance of 4.96 feet to a set iron rod;

thence N 33° 24' 41" E on a line a distance of 189.74 feet to a set iron rod;

thence N 12° 54' 45" E on a line a distance of 236.86 feet to a set iron rod;

thence N 48° 35' 45" W on a line a distance of 138.41 feet to a set iron rod;

thence N 25° 51' 47" W on a line a distance of 114.91 feet to a set iron rod;

thence N 70° 06' 37" W on a line a distance of 142.50 feet to a set iron rod;

thence S 89° 24' 01" W on a line a distance of 100.00 feet to a set iron rod;

thence N 65° 31' 52" W on a line a distance of 54.56 feet to a set iron rod;

thence S 89° 49' 58" W on a line a distance of 143.70 feet to a set iron rod;

thence N 63° 51' 11" W on a line a distance of 187.42 feet to a set iron rod;

thence N 29° 37' 07" W on a line a distance of 102.28 feet to a set iron rod marking the east line of Lot #12 of Brinkerhoff's Addition to the City of Upper Sandusky;

thence N 00° 02' 59" W along the east line of said Lot #12 of Brinkerhoff's Addition a distance of 230.00 feet to a point on the low water line of the left bank of the Sandusky River, passing a set iron rod for reference a distance of 200.00 feet;

thence S 54° 59' 25" E along the low water line of the left bank of said Sandusky River a distance of 24.40 feet a point, referenced by a set iron rod situated S 51° 15' 45" W a distance of 25.56 feet;

thence S 86° 41' 48" E along the low water line of the left bank of said Sandusky River a distance of 266.71 feet a point, referenced by a set iron rod situated S 40° 03' 58" E a distance of 51.94 feet;

thence S 65° 28' 00" E along the low water line of the left bank of said Sandusky River a distance of 93.86 feet a point, referenced by a set iron rod situated S 89° 08' 47" W a distance of 51.96 feet;

thence S 76° 38' 45" E along the low water line of the left bank of said Sandusky River a distance of 236.70 feet a point, referenced by a set iron rod situated S 10° 14' 35" W a distance of 15.65 feet;

thence N 89° 41' 56" E along the low water line of the left bank of said Sandusky River a distance of 391.77 feet a point, referenced by a set iron rod situated S 34° 08' 31" E a distance of 74.61 feet;

thence S 64° 05' 06" E along the low water line of the left bank of said Sandusky River a distance of 89.32 feet a point, referenced by a set iron rod situated S 59° 26' 49" W a distance of 44.67 feet;

thence S 25° 54' 03" E along the low water line of the left bank of said Sandusky River a distance of 68.49 feet a point, referenced by a set iron rod situated N 60° 22' 09" W a distance of 78.67 feet;

thence S 09° 30' 16" W along the low water line of the left bank of said Sandusky River a distance of 308.07 feet a point, referenced by a set iron rod situated N 81° 10' 16" W a distance of 15.00 feet;

thence S 31° 59' 53" E along the low water line of the left bank of said Sandusky River a distance of 119.77 feet a point, referenced by a set iron rod situated S 09° 57' 45" E a distance of 98.01 feet;

thence S 50° 15' 23" E along the low water line of the left bank of said Sandusky River a distance of 93.16 feet a point, referenced by a set iron rod situated S 55° 56' 01" W a distance of 66.00 feet;

thence S 38° 33' 29" E along the low water line of the left bank of said Sandusky River a distance of 265.15 feet a point, referenced by a found iron rod situated S 71° 53' 48" W a distance of 70.00 feet;

thence S 18° 06' 12" E along the low water line of the left bank of said Sandusky River a distance of 118.43 feet a point, referenced by a found iron rod situated S 84° 20' 19" W a distance of 60.00 feet;

thence S 05° 39' 41" E along the low water line of the left bank of said Sandusky River a distance of 109.44 feet a point, referenced by a found iron rod situated N 79° 05' 15" W a distance of 50.00 feet;

thence S 10° 54' 45" W along the low water line of the left bank of said Sandusky River a distance of 100.11 feet a point, referenced by a found iron rod situated N 67° 17' 59" W a distance of 40.00 feet;

thence S 22° 42' 01" W along the low water line of the left bank of said Sandusky River a distance of 152.39 feet a point, referenced by a found iron rod situated N 59° 17' 46" W a distance of 28.00 feet;

thence S 30° 42' 14" W along the low water line of the left bank of said Sandusky River a distance of 492.94 feet a point, referenced by a found iron rod situated S 89° 20' 01" W a distance of 102.46 feet;

thence S 52° 46' 26" W along the low water line of the left bank of said Sandusky River a distance of 141.77 feet a found drill hole marking the centerline of High Street;

thence along the centerline of said High Street on a curve to the left a distance of 567.22 feet, having a chord of 565.19 feet and a chord bearing of N 82° 04' 25" W, to a found nail marking the centerline of County Highway 55/High Street, referenced by a found iron rod situated N 00° 39' 59" W a distance of 20.00 feet;

thence N 89° 20' 01" E along the original centerline of County Highway 55/High Street a distance of 216.40 feet to a set iron rod;

thence N 01° 21' 59" W and along the east line of said Lot #7 of Orchard Hill Subdivision a distance of 103.00 feet to a found iron pipe marking the northeast corner of said Lot #7 of Orchard Hill Subdivision;

thence N 57° 52' 59" W along the northeasterly line of said Lot #7 of Orchard Hill Subdivision a distance of 219.00 feet to a set iron rod marking the southeast corner of Lot #5 of Orchard Hill Subdivision;

thence N 06° 46' 59" W along the east line of said Lot #5 of Orchard Hill Subdivision a distance of 212.00 feet to a set iron rod marking the southeast corner of Lot #4 of Orchard Hill Subdivision;

thence N 18° 49' 01" E along the east line of said Lot #4 of Orchard Hill Subdivision a distance of 157.00 feet to a found iron rod marking the southeast corner of Lot #3 of Orchard Hill Subdivision;

thence N 55° 12' 19" E along the east line of said Lot #3 of Orchard Hill Subdivision a distance of 253.50 feet to the **POINT OF BEGINNING**.

Containing in all 28.672 acres of land, more or less, of which 0.195 acres, 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 March 2019.

19003-S



PT: 1 N: 0.0000 E: 0.0000
 S89°53'46"W DIST: 18.15
 PT: 2 N: -0.0329 E: -18.1500
 N1°21'59"W DIST: 4.96
 PT: 3 N: 4.9257 E: -18.2682
 N33°24'41"E DIST: 189.74
 PT: 4 N: 163.3089 E: 86.2115
 N12°54'45"E DIST: 236.86
 PT: 5 N: 394.1793 E: 139.1408
 N48°35'45"W DIST: 138.41
 PT: 6 N: 485.7191 E: 35.3246
 N25°51'47"W DIST: 114.91
 PT: 7 N: 589.1196 E: -14.8016
 N70°06'37"W DIST: 142.50
 PT: 8 N: 637.5996 E: -148.8014
 S89°24'01"W DIST: 100.00
 PT: 9 N: 636.5530 E: -248.7959
 N65°31'52"W DIST: 54.56
 PT: 10 N: 659.1517 E: -298.4556
 S89°49'58"W DIST: 143.70
 PT: 11 N: 658.7323 E: -442.1550
 N63°51'11"W DIST: 187.42
 PT: 12 N: 741.3235 E: -610.3957
 N29°37'07"W DIST: 102.28
 PT: 13 N: 830.2391 E: -660.9450
 N0°02'59"W DIST: 230.00
 PT: 14 N: 1060.2390 E: -661.1446
 S54°59'25"E DIST: 24.40
 PT: 15 N: 1046.2403 E: -641.1597
 S86°41'48"E DIST: 266.71
 PT: 16 N: 1030.8719 E: -374.8928
 S65°28'00"E DIST: 93.86
 PT: 17 N: 991.8991 E: -289.5065
 S76°38'45"E DIST: 236.70
 PT: 18 N: 937.2286 E: -59.2067
 N89°41'56"E DIST: 391.77
 PT: 19 N: 939.2875 E: 332.5579
 S64°05'06"E DIST: 89.32
 PT: 20 N: 900.2513 E: 412.8962
 S25°54'03"E DIST: 68.49
 PT: 21 N: 838.6411 E: 442.8137
 S9°30'16"W DIST: 308.07
 PT: 22 N: 534.8000 E: 391.9439
 S31°59'53"E DIST: 119.77
 PT: 23 N: 433.2271 E: 455.4089
 S50°15'23"E DIST: 93.16
 PT: 24 N: 373.6650 E: 527.0408
 S38°33'29"E DIST: 265.15
 PT: 25 N: 166.3238 E: 692.3107
 S18°06'12"E DIST: 118.43
 PT: 26 N: 53.7563 E: 729.1107
 S5°39'41"E DIST: 109.44
 PT: 27 N: -55.1498 E: 739.9069
 S10°54'45"W DIST: 100.11
 PT: 28 N: -153.4496 E: 720.9551
 S22°42'01"W DIST: 152.39
 PT: 29 N: -294.0349 E: 662.1462
 S30°42'14"W DIST: 492.94
 PT: 30 N: -717.8734 E: 410.4504
 S52°46'26"W DIST: 141.77
 PT: 31 N: -803.6389 E: 297.5654
 CURVE: DELTA=16°48'15" R=1934.0000 T=285.6610 L=567.2208
 Da=2°57'45" E=20.9829 M=20.7577 CHD BRG=N82°04'25"W CHD=565.1900
 PT: 32 N: -725.6987 E: -262.2248
 N89°20'01"E DIST: 216.40

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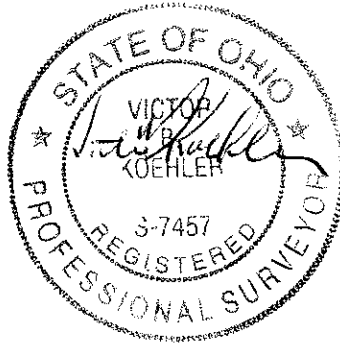
"2019"

PT: 34 N: -723.1819 E: -45.8394
N1°21'59"W DIST: 103.00
PT: 35 N: -620.2112 E: -48.2955
N57°52'59"W DIST: 219.00
PT: 36 N: -503.7801 E: -233.7808
N6°46'59"W DIST: 212.00
PT: 37 N: -293.2640 E: -258.8202
N18°49'01"E DIST: 157.00
PT: 38 N: -144.6550 E: -208.1805
N55°12'19"E DIST: 253.50
PT: 39 N: 0.0017 E: -0.0059

CLOSING BEARING/DISTANCE: S73°45'22"E DIST: 0.0061

MISCLOSURE: N: 0.0017 E: -0.0059

AREA: 28.672 ACRES



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**LEGAL DESCRIPTION OF A 20 FOOT WIDE SEWER EASEMENT
FOR THE CITY OF UPPER SANDUSKY**

Being a parcel of land situated in part of the Northeast and Northwest Quarters of Section 5, T-3-S, R-14-E, Lands in the City of Upper Sandusky, Wyandot County, Ohio and further described as follows:

Commencing at a found iron rod marking the northeast corner of Lot #3 of Orchard Hill Subdivision;

thence on an assumed bearing of S 89° 53' 46" W along the north line of said Lot #3 of Orchard Hill Subdivision a distance of 18.15 feet to a set iron rod;

thence N 01° 21' 59" W on a line a distance of 4.96 feet to a set iron rod;

thence N 33° 24' 41" E on a line a distance of 177.07 feet to the **POINT OF BEGINNING** of a 20.00 foot wide sewer easement centered on the following described lines:

thence N 68° 32' 15" E on a line a distance of 331.77 feet to a point;

thence N 53° 50' 11" E on a line a distance of 56.05 feet to a point;

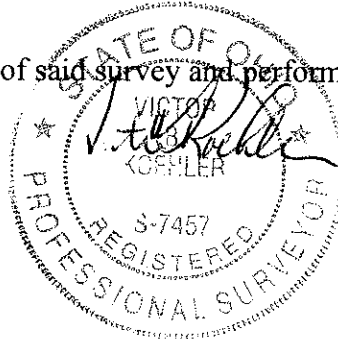
thence N 38° 12' 11" E on a line a distance of 111.13 feet to the low water line of the left bank of the Sandusky River said left bank being the point of terminus of said easement.

Bearings are assumed and are for angular measurement only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in March 2019.

This easement is illustrated on the plat of said survey and performed for the City of Upper Sandusky, Ohio.

19003-S Sewer Easement 1



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**LEGAL DESCRIPTION OF A 20 FOOT WIDE SEWER EASEMENT
FOR THE CITY OF UPPER SANDUSKY**

Being a parcel of land situated in part of the Northwest Quarter of Section 5, T-3-S, R-14-E, Lands in the City of Upper Sandusky, Wyandot County, Ohio and further described as follows:

Commencing at a found iron rod marking the northeast corner of Lot #3 of Orchard Hill Subdivision;

thence S 55° 12' 19" W along the east line of said Lot #3 of Orchard Hill Subdivision a distance of 253.50 feet to a found iron rod marking the northeast corner of Lot # 4 of Orchard Hill Subdivision;

thence S 18° 49' 01" W along the east line of said Lot #4 of Orchard Hill Subdivision a distance of 157.00 feet to a set iron rod marking the northeast corner of Lot #5 of Orchard Hill Subdivision;

thence S 06° 46' 59" E along the east line of said Lot #5 of Orchard Hill Subdivision a distance of 212.00 feet to a set iron rod marking a northeast corner of Lot #7 of Orchard Hill Subdivision;

thence S 57° 52' 59" E along the northeasterly line of said Lot #7 of Orchard Hill Subdivision a distance of 219.00 feet to a found iron pipe marking the northeast corner of Lot #7 of Orchard Hill Subdivision;

thence S 01° 21' 59" E along the east line of said Lot #7 of Orchard Hill Subdivision a distance of 83.00 feet to the **POINT OF BEGINNING** of a 20.00 foot wide sewer easement centered on the following lines:

thence N 89° 20' 01" E on a line a distance of 147.23 feet to a point;

thence S 82° 39' 57" E on a line a distance of 285.29 feet to the low water line of the left bank of the Sandusky River said left bank being the point of terminus of said easement.

Bearings are assumed and are for angular measurement only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S.
#7457, in March 2019.

This easement is illustrated on the plat of said survey and performed for the City of
Upper Sandusky, Ohio.

19003-S Sewer Easement 2



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**LEGAL DESCRIPTION OF A 20 FOOT WIDE WATERLINE EASEMENT
FOR THE CITY OF UPPER SANDUSKY**

Being a parcel of land situated in part of the Southeast and Southwest Quarters of Section 32, T-2-S, R-14-E, Lands in the City of Upper Sandusky, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the northeast corner of Lot #3 of Orchard Hill Subdivision;

thence on an assumed bearing S 89° 53' 46" W along the north line of said Lot #3 of Orchard Hill Subdivision a distance of 18.15 feet to a set iron rod;

thence N 01° 21' 59" W on a line a distance of 4.96 feet to a set iron rod;

thence N 33° 24' 41" E on a line a distance of 189.74 feet to a set iron rod;

thence N 12° 54' 45" E on a line a distance of 236.86 feet to a set iron rod;

thence N 48° 35' 45" W on a line a distance of 138.41 feet to a set iron rod;

thence N 25° 51' 47" W on a line a distance of 114.91 feet to a set iron rod;

thence N 70° 06' 37" W on a line a distance of 142.50 feet to a set iron rod;

thence S 89° 24' 01" W on a line a distance of 100.00 feet to a set iron rod;

thence N 65° 31' 52" W on a line a distance of 54.56 feet to a set iron rod;

thence S 89° 49' 58" W on a line a distance of 143.70 feet to a set iron rod;

thence N 63° 51' 11" W on a line a distance of 187.42 feet to a set iron rod;

thence N 29° 37' 07" W on a line a distance of 102.28 feet to a set iron rod marking the east line of Lot #12 of Brinkerhoff's Addition to the City of Upper Sandusky;

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thence N 00° 02' 59" W along the east line of said Lot #12 of Brinkerhoff's Addition a distance of 162.43 feet to the **POINT OF BEGINNING** of a 20.00 foot wide waterline easement centered on the following described line:

thence S 80° 14' 46" E on a line a distance of 1112.12 feet to the low water line of the left bank of the Sandusky River said left bank being the point of terminus of said easement.

Bearings are assumed and are for angular measurement only.

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in March 2019.

This easement is illustrated on the plat of said survey and performed for the City of Upper Sandusky, Ohio.

19020-S Waterline Easement

