

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

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**LEGAL DESCRIPTION OF A 13.257 ACRE PARCEL  
FOR UNITED CHURCH HOMES, INC.**

Being a parcel of land situated in part of the Northeast Quarter of Section 6, 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 marking the east quarter post of said Section 6 and the centerline of Marseilles Avenue;

thence on an assumed bearing of N 00° 30' 12" W along the east line of said Section 6 and the centerline of said Marseilles Avenue a distance of 748.48 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 89° 57' 54" W on a line a distance of 1050.00 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 00° 30' 12" W on a line a distance of 550.00 feet to a set iron rod marking the north line of a parcel of land now or formerly owned by United Church Homes, Inc. (parcel #06-4507-9000-00);

thence S 89° 57' 54" E along the north line of said United Church Homes, Inc. parcel (parcel #06-4507-90000-00) a distance of 1050.00 feet to found MAG nail marking the east line of said Section 6 and the centerline of said Marseilles Avenue, passing a set iron rod a distance of 358.00 feet and passing a found iron rod a distance of 1020.00 feet;

thence S 00° 30' 12" E along the east line of said Section 6 and the centerline of said Marseilles Avenue a distance of 550.00 feet to the **POINT OF BEGINNING**.

Containing in all 13.257 acres of land, more or less, of which 0.379 acres of land, 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.

REFERENCE SURVEY VOL. D  
PAGE 684 IN THE TAX MAP OFFICE  
"2023" Tract 2-(13.257A)

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in February 2023.

Prior Deed References – OR 70, Page 565; OR 247, Page 888

23007-S      Tract 2



PT: 1 N: 0.0000 E: 0.0000  
N89°57'54"W DIST: 1050.00  
PT: 2 N: 0.6414 E: -1049.9998  
N0°30'12"W DIST: 550.00  
PT: 3 N: 550.6202 E: -1054.8314  
S89°57'54"E DIST: 1050.00  
PT: 4 N: 549.9788 E: -4.8316  
S0°30'12"E DIST: 550.00  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 13.257 ACRES



REFERENCE SURVEY VOL. D  
PAGE 684 IN THE TAX MAP OFFICE  
"2023" Tract 2 (13.257A)

**KOEHLER SURVEYING, INC.**  
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**LEGAL DESCRIPTION OF A 15.385 ACRE PARCEL  
FOR UNITED CHURCH HOMES, INC.**

Being a parcel of land situated in part of Lot 128 of South Park Subdivision and part of the Northeast Quarter of Section 6, 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 marking the east quarter post of said Section 6 and the centerline of Marseilles Avenue;

thence on an assumed bearing of N 00° 30' 12" W along the east line of said Section 6 and the centerline of said Marseilles Avenue a distance of 748.48 feet to a set MAG nail and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 89° 57' 54" W on a line a distance of 1050.00 feet to a set iron rod, passing a set iron rod a distance of 30.00 feet;

thence N 00° 30' 12" W on a line a distance of 550.00 feet to a set iron rod marking the north line of a parcel of land now or formerly owned by United Church Homes, Inc. (parcel #06-4507-9000-00);

thence S 89° 57' 54" E along the north line of said United Church Homes, Inc. parcel (parcel #06-4507-9000-00) a distance of 358.00 feet to a set iron rod;

thence N 00° 30' 12" W on a line a distance of 140.00 feet to a set iron rod;

thence S 89° 57' 54" E on a line a distance of 662.00 feet to a set iron rod marking the westerly right-of-way line of said Marseilles Avenue;

thence S 00° 30' 12" E along the westerly right-of-way of said Marseilles Avenue a distance of 140.00 feet to a found iron rod marking the north line of said United Church Homes, Inc. parcel (parcel #06-4507-9000-00);

thence S 89° 57' 54" E along the north line of said United Church Homes, Inc. parcel (parcel #06-4507-9000-00 a distance of 30.00 feet to a found MAG nail marking the east line of said Section 6 and the centerline of Marseilles Avenue, referenced by the aforementioned found iron rod situated N 89° 57' 54" W a distance of 30.00 feet;

thence S 00° 30' 12" E along the east line of said Section 6 and the centerline of said Marseilles Avenue a distance of 550.00 feet to the **POINT OF BEGINNING**.

Containing in all 15.385 acres of land, more or less, of which 0.379 acres of land, 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 February 2023.

Prior Deed References – OR 70, Page 565; OR 247, Page 888

23007-S      Combination Tract



PT: 1 N: 0.0000 E: 0.0000  
N89°57'54"W DIST: 1050.00  
PT: 2 N: 0.6414 E: -1049.9998  
N0°30'12"W DIST: 550.00  
PT: 3 N: 550.6202 E: -1054.8314  
S89°57'54"E DIST: 358.00  
PT: 4 N: 550.4015 E: -696.8315  
N0°30'12"W DIST: 140.00  
PT: 5 N: 690.3961 E: -698.0613  
S89°57'54"E DIST: 662.00  
PT: 6 N: 689.9917 E: -36.0614  
S0°30'12"E DIST: 140.00  
PT: 7 N: 549.9971 E: -34.8316  
S89°57'54"E DIST: 30.00  
PT: 8 N: 549.9788 E: -4.8316  
S0°30'12"E DIST: 550.00  
PT: 9 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 15.385 ACRES



REFERENCE SURVEY VOL. D  
PAGE 684 IN THE TAX MAP OFFICE

"2023" Combo Tract -(15.385A)

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

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**LEGAL DESCRIPTION OF A 0.846 ACRE PARCEL  
FOR UTILITY EASEMENT**

Being a parcel of land situated in part of the Northeast Quarter of Section 6, 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 marking the east quarter post of said Section 6 and the centerline of Marseilles Avenue;

thence on an assumed bearing of N 00° 30' 12" W along the east line of said Section 6 and the centerline of said Marseilles Avenue a distance of 748.48 feet to a set MAG nail;

thence N 89° 57' 54" W on a line a distance of 1050.00 feet to a set iron rod and being the **POINT OF BEGINNING** of the hereinafter described parcel, passing a set iron rod a distance of 30.00 feet;

thence continuing N 89° 57' 54" W on a line a distance of 67.00 feet to a point;

thence N 00° 30' 12" W on a line a distance of 550.00 to a point marking the north line of a parcel of land now or formerly owned by United Church Homes, Inc. parcel (parcel #06-4507-9000-00);

thence S 89° 57' 54" E along the north line of said United Church Homes, Inc. parcel (parcel #06-4507-9000-00) a distance of 67.00 feet to a set iron rod;

thence S 00° 30' 12" E on a line a distance of 550.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.846 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.

REFERENCE SURVEY VOL. D  
PAGE 684 IN THE TAX MAP OFFICE  
"2023" Easement - (0.846 A)

This legal description is based upon a survey performed by Victor B. Koehler, P.S.  
#7457, in February 2023.

Prior Deed References – OR 70, Page 565; OR 247, Page 888

23007-S      Utility Easement



REFERENCE SURVEY VOL. D  
PAGE 684 IN THE TAX MAP OFFICE

"2023" Easement - (0.846A)



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**LEGAL DESCRIPTION OF A 2.128 ACRE PARCEL  
FOR UNITED CHURCH HOMES, INC.**

Being a parcel of land situated in part of Lot 128 of South Park Subdivision and part of the Northeast Quarter of Section 6, 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 marking the east quarter post of said Section 6 and the centerline of Marseilles Avenue;

thence on an assumed bearing of N 00° 30' 12" W along the east line of said Section 6 and the centerline of said Marseilles Avenue a distance of 1298.48 feet to a found MAG nail marking a corner of a parcel of land now or formerly owned by United Church Homes, Inc. (parcel #06-4507-9000-00), referenced by a found iron rod situated N 89° 57' 54" W a distance of 30.00 feet;

thence N 89° 57' 54" W along the north line of said United Church Homes Inc. parcel (parcel #06-4507-9000-00) a distance of 30.00 feet to a found iron rod marking the southeast corner of a parcel of land now or formerly owned by United Church Homes, Inc. (parcel #06-8100-9000-00) and the westerly right-of-way line of said Marseilles Ave. and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence continuing N 89° 57' 54" W along said United Church Homes, Inc. parcel (parcel #06-4507-9000-00) a distance of 662.00 feet to a set iron rod;

thence N 00° 30' 12" W on a line a distance of 140.00 feet to a set iron rod;

thence S 89° 57' 54" E on a line a distance of 662.00 feet to set iron rod marking the west right-of-way line of said Marseilles Avenue;

thence S 00° 30' 12" E along the west right-of-way line of said Marseilles Avenue a distance of 140.00 feet to the **POINT OF BEGINNING**.

Containing in all 2.128 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.

REFERENCE SURVEY VOL. D

PAGE 684

IN THE TAX MAP OFFICE

"2023"

Tract 1-(2.128 A)

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 February 2023.

Prior Deed References – OR 70, Page 565

23007-S      Tract 1



PT: 1 N: 0.0000 E: 0.0000  
N89°57'54"W DIST: 662.00  
PT: 2 N: 0.4044 E: -661.9999  
N0°30'12"W DIST: 140.00  
PT: 3 N: 140.3990 E: -663.2297  
S89°57'54"E DIST: 662.00  
PT: 4 N: 139.9946 E: -1.2299  
S0°30'12"E DIST: 140.00  
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: N00°00'00"E DIST: 0.0000

MISCLOSURE: N: 0.0000 E: 0.0000

AREA: 2.128 ACRES



REFERENCE SURVEY VOL. D

PAGE 684 IN THE TAX MAP OFFICE

"2023" Tract 1- (2.128A)