

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

**LEGAL DESCRIPTION OF A 0.134 ACRE PARCEL
FOR JOHN STONE AND JANE COOPER LAMBERT**

Being a parcel of land situated in part of Lot 42 of the Original Plat of the Village of Nevada and part of Lots 19 & 20 of Goodbread's First Addition to the Village of Nevada, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the intersection of the westerly right-of-way line of Garrett Street and the northerly right-of-way line of Wolfe Street;

thence on an assumed bearing of N 88° 45' 20" W along the northerly right-of-way line of Wolfe Street a distance of 82.00 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 88° 45' 20" W along the northerly right-of-way line of Wolfe Street a distance of 82.00 feet to a set iron rod on the easterly right-of-way line of a 16 foot wide platted alley;

thence N 00° 46' 50" E along the easterly right-of-way line of said alley a distance of 63.00 feet to a set iron rod marking the northeast corner of said alley and being situated on the southerly line of said Lot 42;

thence N 88° 45' 20" W along the north line of said alley and southerly line of said Lot 42 a distance of 16.00 feet to a point marking the northwesterly corner of said alley and being situated on the easterly line of a parcel of land currently owned by Michael R. Wilson, et ux, said point being referenced by last mentioned set iron rod;

thence N 00° 46' 50" E along the westerly line of said Lot 42 and the easterly line of said Wilson parcel a distance of 7.00 feet to a point marking the southwest corner of a parcel of land currently owned by Donald L. Matthews;

thence S 88° 45' 20" E along the southerly line of said Matthews parcel a distance of 98.00 feet to a set iron rod, passing a set iron rod for reference a distance of 16.00 feet;

thence S 00° 46' 50" W a distance of 70.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.134 acre of land, more or less, 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.

(ORIGINAL PLAT)
(GOODBREAD'S 1ST
ADDITION)

(PARCEL 2)
REFERENCE SURVEY VOL. 1
PAGE 331 IN THE TAX MAP OFFICE

This legal description is based upon a survey performed by Victor B. Koehler, P.S. #7457, in October, 1999.

Prior Deed Reference – Volume 182, Page 44.
Volume 201, Page127.

99165-S (277)
Parcel 2

KOEHLER SURVEYING
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UPPER SANDUSKY, OHIO 43351
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**LEGAL DESCRIPTION OF A 0.132 ACRE PARCEL
FOR JOHN STONE AND JANE COOPER LAMBERT**

Being a parcel of land situated in part of Lot 42 of the Original Plat of the Village of Nevada and part of Lots 19 & 20 of Goodbread's First Addition to the Village of Nevada, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the intersection of the westerly right-of-way line of Garrett Street and the northerly right-of-way line of Wolfe Street and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 88° 45' 20" W along the northerly right-of-way line of Wolfe Street a distance of 82.00 feet to a set iron rod;

thence N 00° 46' 50" E a distance of 70.00 feet to a set iron rod on the south line of a parcel of land currently owned by Donald L. Matthews;

thence S 88° 45' 20" E a distance of 82.00 feet to a set iron rod on the westerly right-of-way line of Garrett Street;

thence S 00° 46' 50" W along the westerly right-of-way line of Garrett Street a distance of 70.00 feet to the **POINT OF BEGINNING**;

Containing in all 0.132 acre of land, more or less, 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, 1999.

Prior Deed Reference – Volume 182, Page 44.
Volume 201, Page 127.

99165-S (277)

Parcel 1

(ORIGINAL PLAT) (GOODBREAD'S 1ST
ADDITION)
(PARCEL 1) (0.132A)
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