

**KOEHLER SURVEYING
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**LEGAL DESCRIPTION OF A 0.788 ACRE PARCEL
FOR JAMES R. MARKLEY**

Being a parcel of land situated in part of the East Half of the Southeast Quarter of Section 33, T-2-S, R-15-E, in the Village of Nevada, Wyandot County, Ohio, and further described as follows:

Commencing at a found railroad spike marking the intersection of the centerlines of Balliet Street and Morrison Street, referenced by a set iron rod situated N 27° 37' 48" W a distance of 70.64 feet;

thence on an assumed bearing of N 02° 30' 00" W along the centerline of Morrison Street a distance of 64.03 feet to a set MAG nail;

thence S 87° 21' 49" W a distance of 30.00 feet to a set iron rod on the west right-of-way line of said Morrison Street marking the northeast corner of a parcel of land currently owned by Verl Markley and being the **POINT OF BEGINNING**;

thence continuing S 87° 21' 49" W along the north line of said Markley parcel a distance of 168.50 feet to a set iron rod on the east line of a parcel of land currently owned by William G. Stover marking the northwest corner of said Markley parcel;

thence N 02° 30' 00" W along the east line of said Stover parcel a distance of 203.68 feet to a set iron rod on the south line of a parcel of land currently owned by James S. Smalley marking the northeast corner of said Stover parcel;

thence N 87° 22' 24" E along the south line of said Smalley parcel a distance of 168.50 feet to a set iron rod on the west right-of-way line of Morrison Street marking the southeast corner of said Smalley parcel;

thence S 02° 30' 00" E along said right-of-way line a distance of 203.65 feet to the **POINT OF BEGINNING**;

Containing in all 0.788 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.

(LANDS 33-02-15)

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 September, 2001.

Prior Deed Reference – Volume 159, Page 99.

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