

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

LEGAL DESCRIPTION OF A 3.233 ACRE PARCEL
FOR WILLIAM G. STOVER

Being a parcel of land situated in part 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
Morrison Street and Balliet Street, referenced by a found iron rod situated N 27° 37' 48" W
a distance of 70.64 feet;

thence on an assumed bearing of S 87° 21' 38" W along the centerline of Balliet Street a
distance of 198.50 feet to a set MAG nail;

thence N 02° 30' 00" W a distance of 20.00 feet to a set iron rod on the north right-of-way
line of said Balliet Street marking the southwest corner of a parcel of land currently owned
by Verl Markley and being the **POINT OF BEGINNING**;

thence S 87° 21' 38" W along said right-of-way line a distance of 356.71 feet to a set iron
rod marking the southeast corner of a parcel of land currently owned by Ruth Ann Fisher;

thence N 02° 36' 37" W along the east line of said Fisher parcel a distance of 421.32 feet to
a point on the south line of a parcel of land currently owned by John Mullin, et ux marking
the northeast corner of said Fisher parcel, passing a set iron rod a distance of 417.32 feet;

thence N 87° 23' 01" E along the south line of said Mullin parcel a distance of 302.02 feet
to a set iron rod marking the northwest corner of a parcel of land currently owned by John
Kegley;

thence S 02° 30' 00" E along the west line of said Kegley parcel and the west line of a
parcel of land currently owned by James S. Smalley, Jr. a distance of 173.47 feet to a point
marking the southwest corner of said Smalley parcel, passing a set iron rod a distance of
169.47 feet;

thence N 87° 22' 24" E along the south line of said Smalley parcel a distance of 55.50 feet
to a found iron rod marking the northwest corner of a parcel of land currently owned by
James E. Markley;

thence S 02° 30' 00" E along the west line of said Markley parcel a distance of 247.72 feet
to the **POINT OF BEGINNING**, passing a found iron rod a distance of 203.68 feet.

(LANDS 33-02-15)

Containing in all 3.233 acres 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 November, 2001.

Prior Deed Reference – Volume 179, Page 678.

01208-S (246)