

KOEHLER SURVEYING  
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**LEGAL DESCRIPTION OF A 0.501 ACRE PARCEL  
FOR WAYNE T. PELTER**

Being a parcel of land situated in part of the Northeast Quarter of Section 4, T-3-S, R-15-E, Village of Nevada, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod on the south right-of-way line of South Street marking the northwest corner of Goodbread, Welsh and Dombaugh's Addition to the Village of Nevada;

thence on an assumed bearing of S 87° 37' 05" W along said right-of-way line a distance of 125.00 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by Wayne T. Pelter, et ux and the northwest corner of a parcel of land currently owned by Joseph J. Rosol, et ux;

thence S 01° 17' 43" W along the east line of said Pelter parcel (west line Rosol parcel) a distance of 232.54 feet to a set iron rod marking the southeast corner of said Pelter parcel and being the **POINT OF BEGINNING**;

thence continuing S 01° 17' 43" W along the west line of said Rosol parcel a distance of 144.96 feet to a set iron rod marking the southwest corner of said Rosol parcel;

thence N 84° 19' 19" W a distance of 160.14 feet to a set iron rod;

thence N 01° 17' 43" E a distance of 355.00 feet to a set iron rod on the south right-of-way line of South Street;

thence N 87° 37' 05" E along said right-of-way line a distance of 2.00 feet to a point marking the northwest corner of said Pelter parcel, referenced by the last mentioned set iron rod;

thence S 01° 17' 43" W along the west line of said Pelter parcel a distance of 232.54 feet to a set iron rod marking the southeast corner of said Pelter parcel;

thence N 87° 37' 05" E along the south line of said Pelter parcel a distance of 158.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.501 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.

REFERENCE SURVEY VOL. C  
PAGE 617 IN THE TAX MAP OFFICE  
(LANDS 04-03-15)

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 June, 2002.

Prior Deed Reference – Volume 146, Page 314.

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