

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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