

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

LEGAL DESCRIPTION OF A 4.040 ACRE PARCEL
FOR THE VILLAGE OF NEVADA

Being a parcel of land situated in part of Lots 16, 17 and 18 of the Auditors Plat 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 iron rod on the north right-of-way line of Balliet Street marking the southwest corner of said Lot 17 and being the **POINT OF BEGINNING**;

thence on an assumed bearing of N 01° 10' 44" W along the west line of said Lot 17 a distance of 659.67 feet to a point on the south line of said Lot 18 marking the northwest corner of said Lot 17, referenced by a found iron rod situated S 77° 45' 28" W a distance of 0.13 feet;

thence N 89° 10' 45" E along the north line of said Lot 17 (south line of Lot 18) a distance of 331.49 feet to a set iron rod marking the northwest corner of said Lot 16 and being the southeast corner of a parcel of land currently owned by C. R. Schwartzkopf, et ux;

thence N 01° 14' 00" W along the east line of said Schwartzkopf parcel a distance of 395.70 feet to a set iron rod marking the northeast corner of said Schwartzkopf parcel and being the southwest corner of a parcel of land currently owned by H. Groves, et ux;

thence N 88° 42' 49" E along the south line of said Groves parcel, the south line of a parcel of land currently owned by J. & M. Miller and the south line of a parcel of land currently owned by L. Cole a distance of 331.11 feet to a set iron rod on the east line of said Lot 18;

thence S 01° 17' 14" E along the east line of said Lot 18 and the east line of said Lot 16 a distance of 454.27 feet to a point marking the northeast corner of a parcel of land currently owned by the Village of Nevada;

thence S 88° 51' 16" W along the north line of said Village of Nevada parcel a distance of 653.45 feet to a found iron rod marking the northwest corner of said Village of Nevada parcel, passing a found iron rod for reference a distance of 0.20 feet;

thence S 01° 17' 27" E along the west line of said Village of Nevada parcel a distance of 600.03 feet to a found iron rod on the south line of said Lot 17 and being the north right-of-way line of Balliet Street marking the southwest corner of said Village of Nevada parcel;

REFERENCE SURVEY VOL. C
PAGE 1063 IN THE TAX MAP OFFICE

(AUDITOR'S PLAT)

thence S 88° 51' 30" W along the south line of said Lot 17 (north right-of-way line of Balliet Street) a distance of 10.90 feet to the **POINT OF BEGINNING**.

Containing in all 4.040 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 February, 2007.

Prior Deed Reference -- OK Volume 165, Page 623.

06200-S