

(LANDS 33-02-15)

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

LEGAL DESCRIPTION OF A 0.510 ACRE PARCEL
FOR JAMES SMALLEY, JR.

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 5/8" diameter 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 267.67 feet to a found MAG nail referenced by the next mentioned found 5/8" diameter iron rod;

thence S 87° 22' 24" W a distance of 50.00 feet to a found 5/8" diameter iron rod on the west right-of-way line of Morrison Street marking the northeast corner of a parcel of land currently owned by D. Kelly and being the **POINT OF BEGINNING**;

thence continuing S 87° 22' 24" W along the north line of said Kelly parcel and a northerly line of a parcel of land currently owned by W. Stover, T. O. D. a distance of 224.00 feet to a point marking a corner of said Stover parcel, passing a found 5/8" diameter iron rod a distance of 168.50 feet;

thence N 02° 30' 00" W along an easterly line of said Stover parcel a distance of 99.10 feet to a set iron rod marking the southwest corner of a parcel of land currently owned by R. & D. England;

thence N 87° 22' 44" E along the south line of said England parcel a distance of 224.00 feet to a set iron rod on the west right-of-way line of Morrison Street marking the southeast corner of said England parcel;

thence S 02° 30' 00" E along said right-of-way line a distance of 99.07 feet to the **POINT OF BEGINNING**.

Containing in all 0.510 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 March, 2009.