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LEGAL DESCRIPTION OF A 0.476 ACRE PARCEL
FOR GREGORY DURHAM

Being a parcel of land situated in part of the Original Plat of the Village of Nevada, Wyandot County, Ohio, and further described as follows:

Commencing at a point on the west right-of-way line of an alley marking the Northeast Corner of Lot 14 of the Original Plat of the Village of Nevada and being the **POINT OF BEGINNING**, referenced by a found iron situated N 04° 08' 57" E a distance of 37.16 feet;

thence on an assumed bearing of S 04° 08' 57" W along said right-of-way line and the east line of Lots 14 and 15 a distance of 77.80 feet to a set iron rod marking the northeast corner of a parcel of land currently owned by L. Sand, et ux;

thence N 85° 26' 15" W along the north line of said Sand parcel a distance of 181.04 feet to a set drill hole in concrete on the east right-of-way line of Main Street and being the west line of said Lot 15 marking the northwest corner of said Sands parcel;

thence N 04° 36' 57" E along said right-of-way line and the west line of lots 15, 14 and 13 a distance of 114.85 feet to a point marking the southwest corner of a parcel of land currently owned by D. Holdcraft, et ux, referenced by a found iron rod situated S 76° 33' 28" W a distance of 0.53 feet;

thence S 85° 28' 13" E along the south line of said Holdcraft parcel a distance of 180.11 feet to a found iron rod on the west right-of-way line of the aforementioned alley and being the east line of said Lot 13 marking the southeast corner of said Holdcraft parcel;

thence S 04° 08' 57" W along said line a distance of 37.16 feet to the **POINT OF BEGINNING**.

Containing in all 0.476 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 #7457, in July, 2009.

Prior Deed Reference – Volume 209, Page 897; Volume 214, Page 833.

09069-S

REFERENCE SURVEY VOL. C
PAGE 1603 IN THE TAX MAP OFFICE
(ORIGINAL PLAT)

