

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

**LEGAL DESCRIPTION OF A 0.842 ACRE PARCEL
FOR ROBERT BRANDT**

Being a parcel of land situated in part of the Northeast Quarter of Section 4, T-3-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 north-south half section line of said Section 4 and the centerline of Township Highway 55/South Street, referenced by a set iron rod situated N 03° 09' 23" W a distance of 20.00 feet;

thence on an assumed bearing of N 87° 05' 53" E along said centerline a distance of 1320.36 feet to a found MAG nail marking the southeast corner of a parcel of land currently owned by The Bevvie M. Benson Trust and being the **POINT OF BEGINNING**;

thence N 02° 49' 19" W along said Bevvie M. Benson Trust parcel a distance of 196.32 feet to a set iron rod, passing a found iron rod for reference a distance of 20.00 feet;

thence N 87° 05' 53" E a distance of 190.77 feet to a set iron rod on the west right-of-way line of an alley;

thence S 00° 27' 57" E along said alley a distance of 196.50 feet to a found MAG nail on the centerline of Township Highway 55/South Street, passing a found iron rod for reference a distance of 176.48 feet;

thence S 87° 05' 53" W along said centerline a distance of 182.69 feet to the **POINT OF BEGINNING**.

Containing in all 0.842 acres of land, more or less, of which 0.084 acre, more or less, is currently contained within highway right-of-ways. The above described property being subject to all legal highways and easements of record.

Bearings are assumed and are for angular measurement only.

(LANDS 04-03-15)

REFERENCE SURVEY VOL. 1534 IN THE TAX MAP OFFICE
(TRACT 2)(0.842 A)

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 August, 2014..

Prior Deed Reference – Volume 191, Page 761.

14129-S
Tract 2



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

**LEGAL DESCRIPTION OF A 2.398 ACRE PARCEL
FOR ROBERT BRANDT**

Being a parcel of land situated in part of the Northeast Quarter of Section 4, T-3-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 north-south half section line of said Section 4 and the centerline of Township Highway 55/South Street, referenced by a set iron rod situated N 03° 09' 23" W a distance of 20.00 feet;

thence on an assumed bearing of N 87° 05' 53" E along said centerline a distance of 1320.36 feet to a found MAG nail marking the southeast corner of a parcel of land currently owned by The Bevvie M. Benson Trust;

thence N 02° 49' 19" W along said Bevvie M. Benson Trust parcel a distance of 196.32 feet to a set iron rod and being the **POINT OF BEGINNING**, passing a found iron rod for reference a distance of 20.00 feet;

thence N 02° 49' 19" W along said Bevvie M. Benson Trust parcel a distance of 526.35 feet to a point on the south line of a parcel of land currently owned by J. Walton and marking the northeast corner of said Benson parcel, passing a found iron rod for reference a distance of 490.95 feet;

thence S 88° 43' 40" E along said Walton parcel a distance of 212.34 feet to a found iron rod on the west right-of-way line of an alley marking the southeast corner of said Walton parcel;

thence S 00° 27' 57" E along said alley a distance of 511.35 feet to a set iron rod;

thence S 87° 05' 53" W a distance of 190.77 feet to the **POINT OF BEGINNING**.

Containing in all 2.398 acres of land, more or less, being subject to all legal highways and easements of record.

(LANDS 04-03-15)
REFERENCE SURVEY VOL. 6
PAGE 1534 IN THE TAX MAP OFFICE
(TRACT 1)(2.398A)

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 August, 2014.

Prior Deed Reference – Volume 191, Page 761.

14129-S

Tract 1

