

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

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**LEGAL DESCRIPTION OF A 0.248 ACRE PARCEL  
FOR JOAN YOUNG**

Being a parcel of land situated in part of Lot #9 of the Auditor's Plat of Lands contained in 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 point marking the northeast corner of Lot #5 of Miller's Addition to the Village of Nevada referenced by a found iron rod situated S 73° 53' 03" W a distance of 0.10 feet;

thence on an assumed bearing of N 01° 08' 26" W a distance of 16.00 feet to a point situated on the north line of a 16.00 foot wide alley reference by a set iron rod N 88° 50' 00" E a distance of 3.65 feet;

thence N 88° 50' 00" E along said line a distance of 3.65 feet to a set iron rod and being the **POINT OF BEGINNING**;

thence S 88° 50' 00" W along said line a distance of 192.66 feet to a set iron rod on the east line of a 16 foot wide alley;

thence N 01° 05' 06" W along said line a distance of 56.10 feet to a set iron rod on the south line of a parcel of land currently owned by G.L and T. Mollencopf;

thence N 88° 54' 24" E along said line a distance of 192.57 feet to a point, on the west line of Garrett Street passing a found iron rod at 187.79 feet;

thence S 01° 10' 33" E along said line a distance of 55.86 feet to the **POINT OF BEGINNING**.

Containing in all 0.248 acre of land, more or less. The above described property 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 August, 2015.

Prior Deed References – Volume 186 Page 242

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