

KOEHLER SURVEYING, INC.
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**LEGAL DESCRIPTION OF A 0.746 ACRE PARCEL
FOR GREGORY DURHAM**

Being a parcel of land situated in part of the Original Plat and in part of the Northwest Quarter of Section 3, T-3-S, R-15-E, 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 rod 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 found iron rod marking the northeast corner of a parcel of land currently owned by J. Sand;

thence N 85° 26' 15" W along the north line of said Sand parcel a distance of 181.04 feet to a found 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, 13 and the northerly extension thereof a distance of 172.85 feet to a point on the south right-of-way line of Center Street, referenced by a found iron rod situated S 46° 36' 51" W a distance of 1.12 feet;

thence S 89° 59' 53" E along said right-of-way line a distance of 180.10 feet to a point on the west right-of-way line of the aforementioned alley, referenced by a found iron rod situated S 04° 40' 58" E a distance of 1.11 feet;

thence S 04° 08' 57" W on said right-of-way line a distance of 109.38 feet to the **POINT OF BEGINNING**.

Containing in all 0.746 acres of land, more or less, being subject to all legal highways and easements of record.

(ORIGINAL PLAT)
REFERENCE SURVEY VOL. C
PAGE 1630 IN THE TAX MAP OFFICE

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 September, 2016.

Prior Deed Reference – OR 241, Page 300; DV 214, Page 833; DV 209, Page 897.

16109-S



PT: 1 N: 0.0000 E: 0.0000
S4°08'57"W DIST: 77.80
PT: 2 N: -77.5961 E: -5.6291
N85°26'15"W DIST: 181.04
PT: 3 N: -63.1950 E: -186.0954
N4°36'57"E DIST: 172.85
PT: 4 N: 109.0944 E: -172.1854
S89°59'53"E DIST: 180.10
PT: 5 N: 109.0883 E: 7.9146
S4°08'57"W DIST: 109.38
PT: 6 N: -0.0050 E: 0.0006

CLOSING BEARING/DISTANCE: N6°37'43"W DIST: 0.0051

MISclosure: N: -0.0050 E: 0.0006

AREA: 0.746 ACRES



REFERENCE SURVEY VOL. C
PAGE 1630 IN THE TAX MAP OFFICE

2014