

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

LEGAL DESCRIPTION OF A 0.023 ACRE PARCEL
FOR JOSHUA MULLIN

Being a parcel of land now platted as part of an alley situated in Wm. Balliet's Addition to the Village of Nevada, Wyandot County, Ohio, and further described as follows:

Beginning at a set iron rod marking the southwest corner of Outlot #4 of Wm. Balliet's Addition to said Village of Nevada and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 89° 54' 43" E along the south line of said Outlot #4 a distance of 125.00 feet to a set iron rod;

thence S 00° 16' 07" W on a line a distance of 8.00 feet to a set iron rod;

thence N 89° 54' 43" W on a line a distance of 125.00 feet to a set iron rod marking the east right-of-way line of Morrison State Road (AKA Morrison Street) ;

thence N 00° 16' 07" E along said east right-of-way line a distance of 8.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.023 acres of land, 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 October 2016.

16128-S Tract 1

(BALLIET'S ADDITION)
(TRACT 1) (0.023A)

REFERENCE SURVEY VOL. 1631 IN THE TAX MAP OFFICE
PAGE 1631

10
2016



PT: 1 N: 0.0000 E: 0.0000
N0°16'07"E DIST: 8.00
PT: 2 N: 7.9999 E: 0.0375
S89°54'43"E DIST: 125.00
PT: 3 N: 7.8078 E: 125.0374
S0°16'07"W DIST: 8.00
PT: 4 N: -0.1921 E: 124.9999
N89°54'43"W DIST: 125.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: S0°00'00"W DIST: 0.0000

MISCLUSION: N: 0.0000 E: 0.0000

AREA: 0.023 ACRES



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**LEGAL DESCRIPTION OF A 0.023 ACRE PARCEL
FOR JOSHUA MULLIN**

Being a parcel of land now platted as part of an alley situated in Wm. Balliet's Addition to the Village of Nevada, Wyandot County, Ohio, and further described as follows:

Beginning at a set iron rod marking the northwest corner of Lot #21 of Wm. Balliet's Addition to said Village of Nevada and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of N 00° 16' 07" E along the east right-of-way line of Morrison State Road (AKA Morrison Street) a distance of 8.00 feet to a set iron rod;

thence S 89° 54' 43" E on a line a distance of 125.00 feet to a set iron rod;

thence S 00° 16' 07" W on a line a distance of 8.00 feet to a set iron rod marking the northeast corner of said Lot #21;

thence N 89° 54' 43" W along the north line of said Lot #21 a distance of 125.00 feet to the **POINT OF BEGINNING**.

Containing in all 0.023 acres of land, 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 October 2016.

16128-S Tract 2

(BALLIET'S ADDITION)
(TRACT 2) (0.023A)

REFERENCE SURVEY VOL. C
PAGE 1631 IN THE TAX MAP OFFICE



"2016"

PT: 1 N: 0.0000 E: 0.0000
N0°16'07"E DIST: 8.00
PT: 2 N: 7.9999 E: 0.0375
S89°54'43"E DIST: 125.00
PT: 3 N: 7.8078 E: 125.0374
S0°16'07"W DIST: 8.00
PT: 4 N: -0.1921 E: 124.9999
N89°54'43"W DIST: 125.00
PT: 5 N: 0.0000 E: 0.0000

CLOSING BEARING/DISTANCE: S0°00'00"W DIST: 0.0000

MISCLUSION: N: 0.0000 E: 0.0000

AREA: 0.023 ACRES

