

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

**LEGAL DESCRIPTION OF A 2.373 ACRE PARCEL
FOR JEFF WAGGY**

Being a parcel of land situated in parts of Lots #7, #8, #9 and #10 of Gregg's Addition and part of vacated Pleasant Lane, in the Village of Nevada, Wyandot County, Ohio, and further described as follows:

Commencing at a set iron rod marking the northwest corner of Lot #1 of Suter Subdivision, in the Village of Nevada;

thence on an assumed bearing of S 01° 05' 06" E along the west line of Lot #1 and Lot #8 of Suter Subdivision and the west line of vacated Pleasant Lane a distance of 292.00 feet to a set iron rod marking the original centerline of said Pleasant Lane and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence N 88° 41' 35" E along said centerline of said vacated Pleasant Lane a distance of 449.66 feet to a set iron rod marking the northwest corner of a parcel of land now or formerly owned by Mytrusts, LLC, Trustee;

thence S 01° 10' 26" E along the west line of said Mytrusts, LLC, Trustee parcel and parcels of land now or formerly owned by A. Kellogg and J. & J. Sullivan a distance of 320.04 feet to a found iron rod marking the northeast corner of a parcel of land now or formerly owned by G. & A. Riedlinger, passing found iron rods at distances of 5.56 feet, 69.56 feet and 133.56 feet respectively;

thence S 89° 05' 35" W along the north line of said G. & A. Riedlinger parcel a distance of 250.48 feet to a found iron rod marking the southeast corner of a parcel of land now or formerly owned by M. McKinniss;

thence N 01° 06' 57" W along the east line of said M. McKinniss parcel and a parcel of land now or formerly owned by G. Lewis, Etux. a distance of 200.00 feet to a found iron rod marking the northeast corner of said G. Lewis, Etux. parcel;

thence S 89° 05' 42" W along the north line of said G. Lewis, Etux. parcel a distance of 199.57 feet to a point marking the east right of way of Goodbread Street, referenced by a found iron rod situated S 89° 05' 42" W a distance of 0.43 feet;

thence N 01° 05' 06" W along the east right of way of said Goodbread Street a distance of 116.89 feet to the **POINT OF BEGINNING**.

Containing in all 2.373 acres 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 October 2019.

Prior Deed References – DV 195, Page 89; DV 201, Page 381; DV 209, Page 879.

19164-S



PT: 1 N: 0.0000 E: 0.0000
N88°41'35"E DIST: 449.66
PT: 2 N: 10.2561 E: 449.5430
S1°10'26"E DIST: 320.04
PT: 3 N: -309.7168 E: 456.0996
S89°05'35"W DIST: 250.48
PT: 4 N: -313.6815 E: 205.6510
N1°06'57"W DIST: 200.00
PT: 5 N: -113.7194 E: 201.7562
S89°05'42"W DIST: 199.57
PT: 6 N: -116.8715 E: 2.2111
N1°05'06"W DIST: 116.89
PT: 7 N: -0.0025 E: -0.0023

CLOSING BEARING/DISTANCE: N42°06'22"E DIST: 0.0034

MISCLOSURE: N: -0.0025 E: -0.0023

AREA: 2.373 ACRES



REFERENCE SURVEY VOL. D

PAGE 634 IN THE TAX MAP OFFICE

"2019"