

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

**LEGAL DESCRIPTION OF A 0.776 ACRE PARCEL
FOR THE MENNEL MILLING COMPANY**

Being a parcel of land now or formerly known as Lots 49, 50 and 51 in the Original Plat in the Village of Nevada, Wyandot County, Ohio, and further described as follows:

Commencing at a found iron rod marking the Northeast corner of said Lot 49 and being the **POINT OF BEGINNING** of the hereinafter described parcel;

thence on an assumed bearing of S 04° 36' 57" W along the east line of said Lots 49, 50 and 51 of the original plat in the Village of Nevada a distance of 182.56 feet to a found iron rod marking the southeast corner of said Lot 51;

thence N 85° 36' 42" W along the south line of said Lot 51 a distance of 184.57 feet to a found iron rod marking the southwest corner of said Lot 51;

thence N 04° 15' 31" E along the west line of said Lots 49, 50 and 51 a distance of 182.57 feet to a found iron rod marking the northwest corner of said Lot 49;

thence S 85° 36' 29" E along the north line of said Lot 49 a distance of 185.71 feet to the **POINT OF BEGINNING**.

Containing in all 0.776 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 August 2025.

Prior Deed References – OR 209, Page 964

25110-S

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PT: 1 N: 0.0000 E: 0.0000
S4°36'57"W DIST: 182.56
PT: 2 N: -181.9679 E: -14.6914
N85°36'42"W DIST: 184.57
PT: 3 N: -167.8453 E: -198.7203
N4°15'31"E DIST: 182.57
PT: 4 N: 14.2206 E: -185.1630
S85°36'29"E DIST: 185.71
PT: 5 N: -0.0009 E: 0.0017

CLOSING BEARING/DISTANCE: N63°07'33"W DIST: 0.0019

MISCLOSURE: N: -0.0009 E: 0.0017

AREA: 0.776 ACRES



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